

AGREED



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LETTING SPECIALISTS

18 Knockdene Park | Belfast, BT5 7AD
ASKING PRICE £699,950



The Property

Knockdene is synonymous with mature leafy avenues and prestigious desirability. This enviable location has long been considered one of East Belfast's finest residential addresses. Boasting ease of access for the city commuter and within easy reach of main arterial routes, the outer ring and within the catchment area to a range of the Province's leading primary and grammar schools, all ensure that this home will create strong interest on today's family market.

Number 18 has been extremely well maintained throughout the years and is exceptionally spacious. The present owners have paid particular attention to preserving the original

period features including corniced ceilings and ceiling roses, and magnificent period fireplaces. Of particular note is a gracious drawing room and separate dining room which overlook the private sweeping front gardens. Rarely do properties such as this present themselves to the open market and it is only upon internal inspection that one can fully appreciate all the quality attributes found within this particularly desirable property.





Asking Price £699,950
 Detached
 6 Bedrooms
 3 Receptions



Accommodation

Ground Floor

Spacious Entrance Hall

Drawing Room
20'5" x 13'7"

Dining Room
17'9" x 16'5"

Family Room
21'5" x 20'10"

Kitchen
20'3" x 13'7"

Utility Room
12'9" x 7'2"

Rear Hallway

Separate WC

First Floor

Bathroom

Additional Shower Room

Principle Bedroom
19'9" x 15'2"

En-suite Bathroom

Bedroom Two
14'6" x 14'2"

En-suite Shower Room

Bedroom Three
18'2" x 13'2"

Bedroom Four
11'6" x 11'11"

Dressing/Luggage Room
9'9" x 5'11"

Second Floor

Bedroom Five

20'9" x 13'10"

Bedroom Six

13'6" x 10'6"

Study/Bedroom Seven

10'4" x 7'10"

Outside

Double Garage

19'6" x 18'3"

Additional Garage

18'6" x 8'10"

Driveway Parking

Mature Gardens

Extensive Paved Patio





Property Features

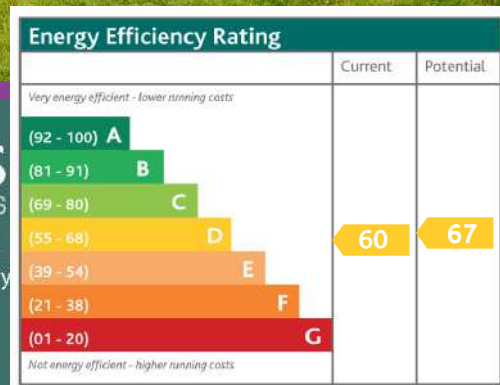
- Elegant Period Victorian Residence Property
- Wonderful Period Detail Both Externally and Internally
- Internal Period Features Include Cornice Ceiling, Stained Glass Windows and Bay Windows
- Six Bedrooms Including two bedrooms with En Suite Bathroom
- Gracious Drawing Room with Fireplace and Bay Window
- Superb Dining Room with Fireplace and bay Window
- Large Family Room with Cast Iron Wood Burning Stove
- Modern Fully Fitted Kitchen with Breakfast Island and Casual Dining Area
- Ground Floor WC & Utility Room
- First Floor Bathroom and Additional Shower Room
- Gas Fired Central Heating and Double Glazing
- Large Double Garage with Excellent Storage
- Mature Rear Garden Laid in Lawns with Recently Paved Patio Area Ideal for Barbecue and Outdoor Entertaining
- Tarmac Driveway with Ample Parking for Numerous Cars and Additional Vehicles
- Within Walking Distance to Both Ballyhackamore and Belmont Villages and Stormont Parliament Buildings
- Only Ten Minutes' Drive of Central Belfast and Close to the Greenway
- Within the Catchment Area for a Wide and Varied Range of Leading Primary and Grammar Schools





Directions

Travelling on the Knock Road turn left onto King's Road. Heading towards Gilnahirk turn first left into Knockdene Park. Number 18 is located on the right hand side



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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Greater Belfast Branch

7 Library Court, 404 Upper Newtownards Rd
Belfast, BT4 3GE

T 028 9065 3333 F 028 9065 6633

property@johnminnis.co.uk



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