

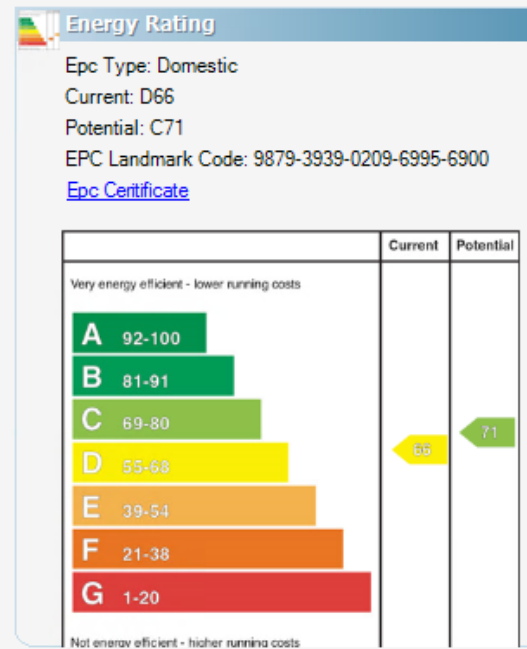
Outside

FRONT: Pedestrian gate and path to front door. Forecourt laid in pebbles with surrounding shrubbery and boundary fencing.

REAR: Enclosed rear garden laid in pavers, surrounding flowerbeds and hedging. Outside light and tap. Outside

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This is a superb end-terraced home which has been recently renovated to a high standard of finish with meticulous attention to detail along with bright and easy to maintain accommodation this leaves the purchaser with nothing to do expect move in.

The stylish and well-presented accommodation includes a large lounge through to dining with feature fireplace and modern recently fitted kitchen.

There are three good sized bedrooms to the first floor and a modern bathroom with white suite.

Externally this is complemented by an enclosed rear garden and additional gardens to side and rear.

This popular location is close to excellent range of local schools and amenities, Belfast city centre and airport are also easily accessible and bus networks are within walking distance.

Offers Around  
£125,000

62 Knocknagoney  
Avenue,  
off Holywood Road,  
BELFAST,  
BT4 2PZ

Viewing by  
appointment with  
& through agent  
028 9065 0000

Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

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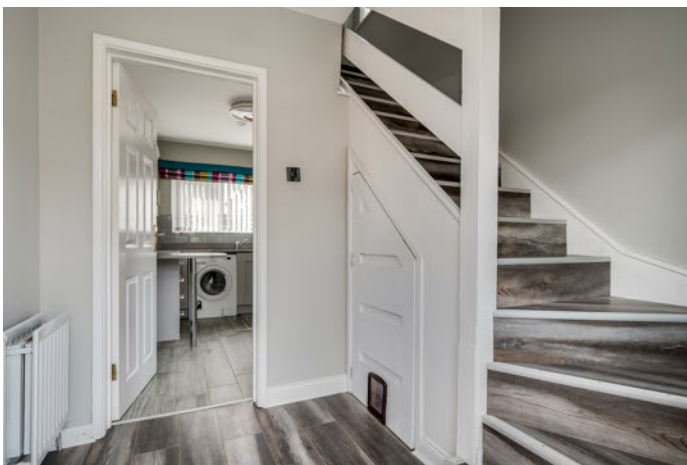
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# 62 Knocknagoney Avenue, off Hollywood Road, BELFAST, BT4 2PZ

- Superb End-Terrace Property
- Fully Refurbished and Well-Presented Throughout
- Two Large Double Bedrooms
- Living Room open to Dining & Access to rear
- Modern Fitted Kitchen with Integrated Appliances
- Luxury Family Bathroom with Contemporary White Suite
- GFCH / uPVC Double Glazing Throughout
- Enclosed Rear Garden (recently landscaped)
- Additional Gardens to Front & Side
- Floored Roofspace
- Walking distance to local Amenities, Shops & Play-Park
- Ideal First Time Buy / Investment
- Excellent Transport Links to Belfast City Centre
- No Onward Chain



## Location:

Heading from Belmont Road towards Hollywood on Old Hollywood Road, take last left before Knocknagoney Road traffic lights. Follow road around to right and property is on the left hand side.

## Property Comprises

### Ground Floor

COVERED ENTRANCE PORCH: uPVC front door with glazed inset.

ENTRANCE HALL: Wood effect flooring. Understair storage.

LIVING ROOM: 17' 11" x 9' 11" (5.45m x 3.02m) Wood effect flooring. Feature fireplace with tiled inset and floating wooden mantel. Open to dining area. uPVC double doors to rear.

KITCHEN: 10' 10" x 8' 2" (3.30m x 2.49m) Modern range of high and low level units. Laminate work surfaces. Single drainer sink unit with chrome mixer taps. Underbench oven, four ring electric hob, extractor fan above. Plumbed for washing machine. Space for fridge/freezer. Breakfast bar area. Wood effect flooring. uPVC door to rear.

### First Floor

LANDING: Access to floored roofspace.

BEDROOM (1): 15' 2" x 8' 11" (4.63m x 2.73m) Wood effect flooring. Built-in wardrobe with shelving.

BEDROOM (2): 9' 10" x 8' 8" (3m x 2.65m) Wood effect flooring.

BATHROOM: Luxury white suite comprising dual flush wc, vanity unit with ceramic sink and chrome mixer taps. Wall-mounted mirror, chrome heated towel rail. Double walk-in shower cubicle with "rain head" thermostatic shower. Fully tiled walls. Fully tiled floors. Low voltage spotlights. Hotpress cupboard with shelving.

ROOFSpace: Floored and sheeted. Velux window, power and light.

