



An exceptional detached family home situated on a prime site in this convenient location in south east Belfast.

Potential purchasers will be suitably impressed by the high quality and standard of the fine interior layout. The excellent accommodation comprises an impressive drawing room, magnificent open plan modern kitchen area, dining area and living room, separate sitting room, large utility room and a superb entertainmnt/games room with internal access to the attached garage.

Additionally the four well proportioned bedrooms, master bedroom benefits from an ensuite shower room, and the deluxe family bathroom are complimented by uPVC framed double glazed windows and oil fired central heating.

Outside the property has mature, well laid out gardens in lawns, mature shrubberies and borders an a large varandah to the front and paved patio area to the rear. The spacious parking area leads to an attached garage. We are confident that potential purchasers will be suitably impressed upon internal inspection.

Offers Over
£425,000

52 Knockbracken
Road,
Belfast,
BT8 6SF

Viewing by
appointment
through agent
028 9066 3030



- Exceptional Detached Family Home in Convenient Location in South East Belfast
- Magnificent Internal Layout & High Standard of Finish
- Drawing Room, Open Plan Kitchen/Dining & Living Area, Sitting Room & Games Room
- Outstanding Modern Kitchen, Separate Utility Room
- 4 Well Proportioned Bedrooms, Master with Ensuite Shower Room
- Deluxe Family Bathroom
- Garden Area to Front, Side & Rear in Lawns, Patio Areas, Verandah & Mature Shrubberies
- Parking for at least 4 Cars
- Convenient Access to Belfast City Centre & Local Schools
- Oil Fired Central Heating
- uPVC Framed Double Glazed Windows
- Attached Garage

The Property Comprises:

Ground Floor

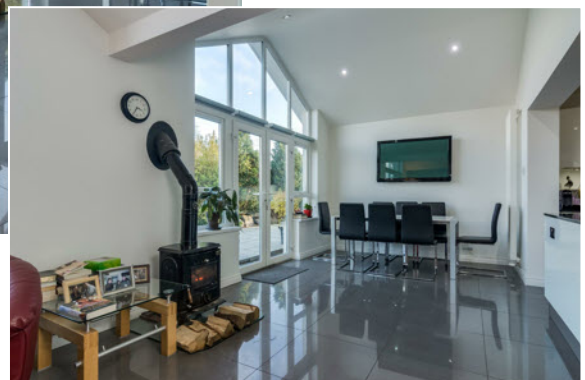
Front door to . . .

ENTRANCE HALL: Porcelain tiled floor.

DRAWING ROOM: 23' 9" x 12' 0" (7.24m x 3.66m) Feature marble fireplace surround and mantle, cast iron inset. Double doors with glazed panels to . . .



EXCEPTIONAL MODERN KITCHEN OPEN PLAN TO DINING & LIVING AREA: 27' 9" x 21' 4" (8.46m x 6.5m) Magnificent range of modern high and low level units, polished granite work surfaces, island unit, Rangemaster range with five ring gas hob and two electric ovens, stainless steel extractor hood and integrated fan, integrated dishwasher, integrated fridge, porcelain tiled floor, stainless steel sink unit with mixer tap. Multi-fuel cast iron Black South stove, French doors to rear garden. Dining area and family/living room area.



SITTING ROOM: 19' 10" x 7' 10" (6.05m x 2.39m) Access to games room and . . .

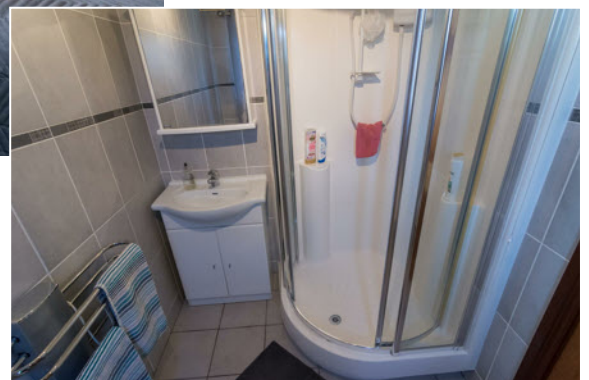
UTILITY ROOM: 11' 0" x 7' 0" (3.35m x 2.13m) Range of built-in units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer and chest freezer.

GAMES/SNOOKER ROOM: 32' 4" x 15' 4" (9.86m x 4.67m) Built-in seating at one end. Library and reading area, access door to attached garage.



MASTER BEDROOM: 13' 9" x 9' 9" (4.19m x 2.97m) Range of built-in Sliderobes and access to . . .

ENSUITE SHOWER ROOM: Shower cubicle with Galaxy 3000 shower unit, low flush wc, uPVC walls, pedestal wash hand basin, ceramic tiled floor, low voltage spotlights.



BEDROOM (2): 11' 4" x 8' 4" (3.45m x 2.54m) Range of built-in robes, sanded and varnished floor.



BEDROOM (3): 11' 4" x 8' 5" (3.45m x 2.57m) Double built-in robes.

BEDROOM (4): 14' 10" x 10' 6" (4.52m x 3.2m) Range of built-in robes.



DELUXE FAMILY BATHROOM: Feature roll-top bath with mixer tap, low flush wc, wash hand basin in vanity unit, shower cubicle with electric shower, fully tiled walls and floor, low voltage spotlights.



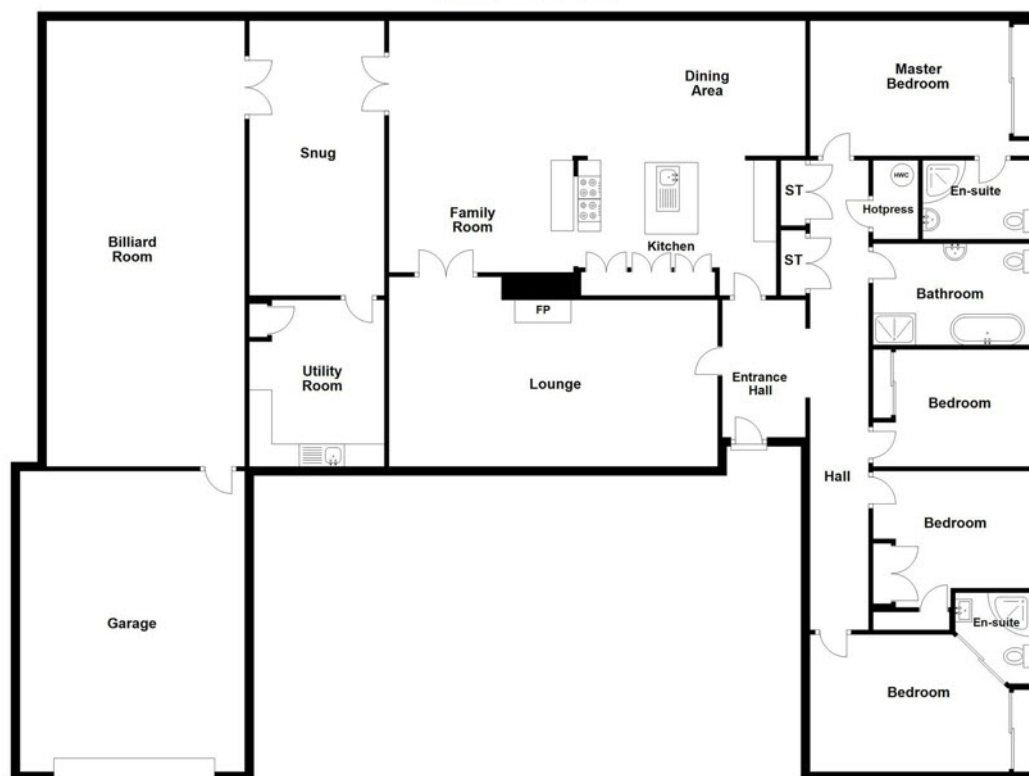
Outside

Excellent gardens to front and rear in lawns, mature shrubberies, 'secret garden area'. Large south facing brick patio, verandah at the front of the property. Paved access to the side and rear with mature shrubs and borders. Raised lawn area at the rear with flower/rose bed surround. ATTACHED GARAGE 26' 1" x 12' 2" (7.95m x 3.71m) Metal up and over door, light and power.



Ground Floor

Approx. 263.4 sq. metres (2835.2 sq. feet)



Total area: approx. 263.4 sq. metres (2835.2 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanitUp.

Location:

Ballymaconaghy Road from roundabout at Four Winds to Knockbracken Road turn left and then left again.

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

Energy Rating

Epc Type: Domestic
Current: D60
Potential: D65
EPC Landmark Code: 9310-2622-8000-2690-0045
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	60	65
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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