



16 Loughview Drive, Upper Knockbreda Road, Belfast, BT6 0NU

Guide Price £265,000

16 Loughview Drive is a detached family home only a few minutes' walk from Forestside Shopping Centre. The Drive runs parallel to the Upper Knockbreda Road with the footbridge providing a convenient and safe link to Rosetta and local amenities including public transport, a variety of shops and the local primary and post primary schools. The property offers bright and spacious accommodation comprising two reception rooms, fitted kitchen with direct access to utility and downstairs w/c, on the ground floor. There are three bedrooms and shower suite on the first floor. Outside, the property benefits from a front garden laid in lawns and driveway with ample parking leading to attached integral garage. To the rear there is a patio area and large garden laid in lawns with mature hedging, trees and shrubs. An excellent home offering superb potential.

- Extended Detached Home
- White Shower Suite
- Fitted Kitchen
- Oil Heating / Double Glazing
- Integral Garage
- Chain Free Onward Sale
- Two Reception Rooms
- Utility Area With Downstairs Toilet
- Driveway With Ample Parking
- Excellent Enclosed Rear Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		33	60
Northern Ireland		EU Directive 2002/91/EC	

Entrance Hall



Glass panelled front door to entrance porch. Glass panelled inner door to entrance hall. Laminate flooring. Under stairs storage.

Extended Lounge 16'8 x 13'1 (5.08m x 3.99m)



(at widest points) Laminate flooring. Pvc glass panelled doors to patio/garden.





Dining Room 11'6 x 10'2 (3.51m x 3.10m)



Laminate flooring.



Shaker Style Kitchen 10'2 x 6'9 (3.10m x 2.06m)



Full range of high and low level units, single drainer 1/4 bowl sink unit with mixer taps, plumbed for dish-washer. Integrated hob and oven. Stainless steel overhead extractor fan. Part tiled walls. Tiled flooring.



Utility Area



Plumbed for automatic machine. Tiled flooring. Sink unit with mixer taps. Separate area with low flush w.c. Housed oil fired boiler. Access to integral garage and garden.

First Floor

Bedroom One 11'2 x 8'5 (3.40m x 2.57m)



Built in furniture. incorporating sink unit.

Bedroom Two 11'4 x 7'8 (3.45m x 2.34m)



Built in robe. Sink unit.

Bedroom Three 10'2 x 7'5 (3.10m x 2.26m)



Built-in Robe

White Shower Suite



Comprising walk in shower cubicle with shower unit, pedestal wash hand basin with storage below, low flush w.c pvc walling.

Landing

Access to roof space via fold down ladder. Floored with light and power.

Outside Front

Driveway with ample parking leading to Attached garage

Attached Garage 16'5 x 10'6 (5.00m x 3.20m)

Up and over door.

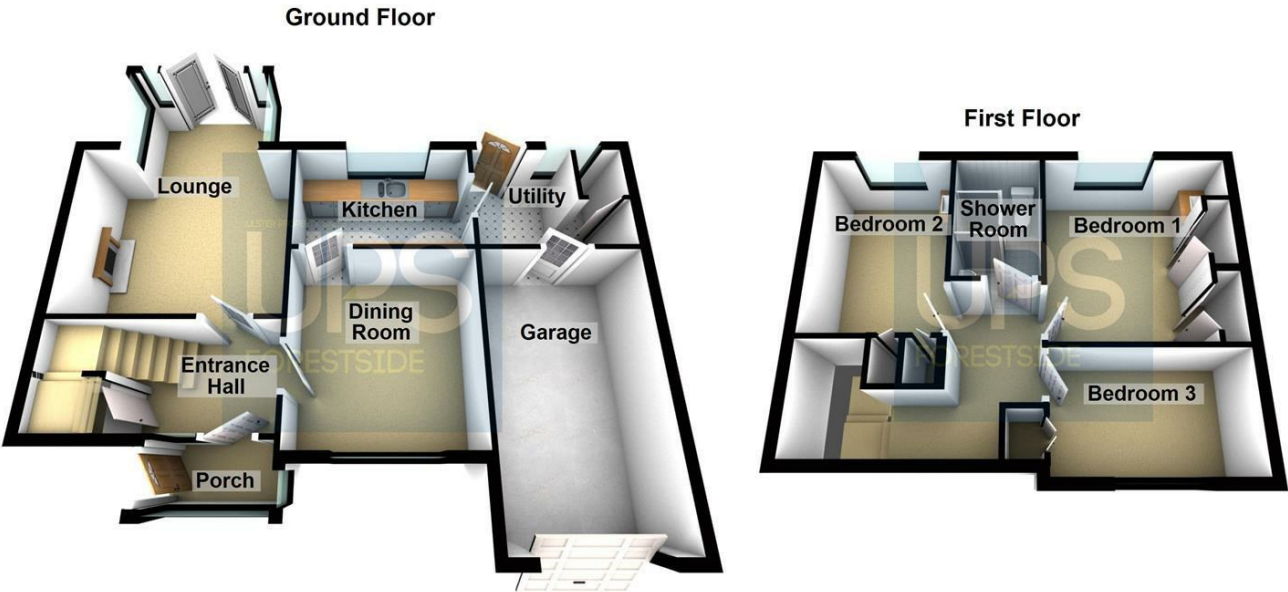
Outside Rear



Enclosed rear garden laid in lawn. Range of plants and shrubs.

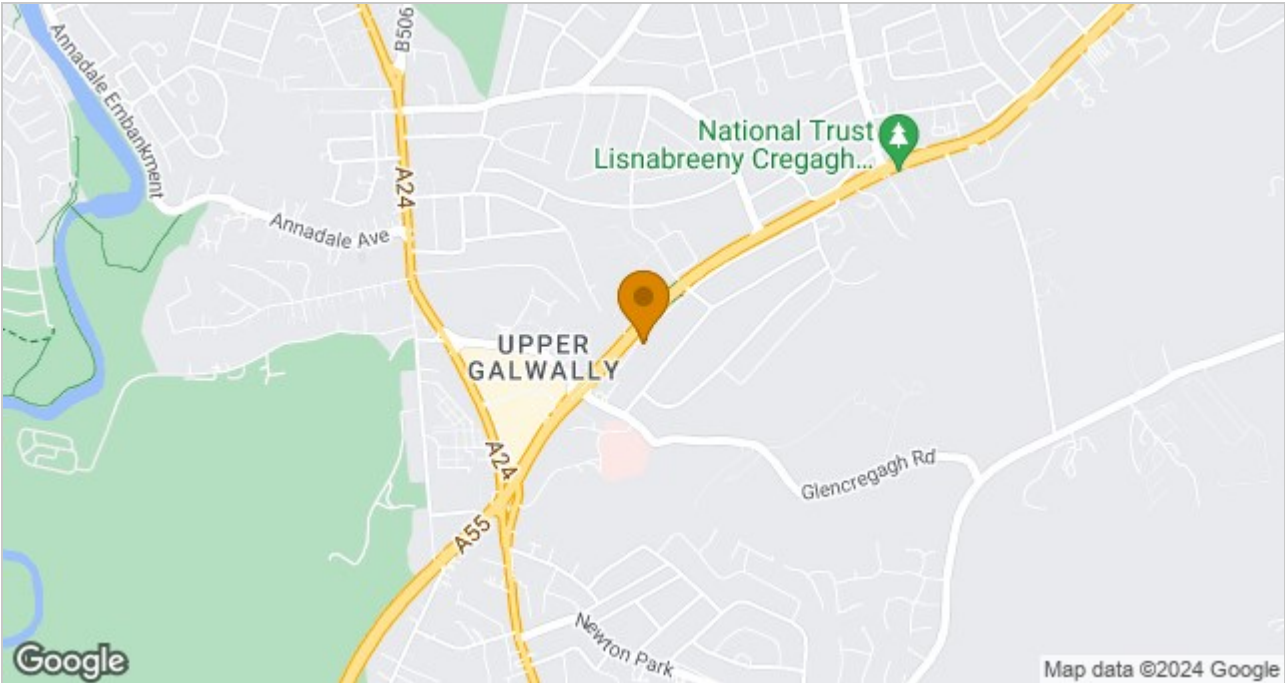


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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