



## 76 Knockbracken Manor, Ballymaconaghy Road, Belfast, BT8 6WQ

**Asking Price £249,950**

Knockbracken Manor is a popular residential development of detached family homes, just off the Ballymaconaghy Road in the Four Winds. Only a short walk provides access to Newton Park with convenient shopping, transport links into and out of Belfast as well as leading schools both primary and post primary.

76 Knockbracken Manor is only one of a few detached bungalows constructed and offers spacious well proportioned accommodation comprising three bedrooms, the third bedroom providing access to a upvc conservatory, lounge with feature fireplace and vaulted ceiling, kitchen / dining and white bathroom suite with separate shower cubicle. In addition the property benefits from an gas heating system, double glazing, driveway with ample parking leading to attached garage and superb gardens laid in lawns to the front side and rear.

An excellent home for those downsizing or an equally good family home.

- Detached Bungalow
- The 3rd Bedroom Utilised As Sitting Room With Access To Upvc Conservatory
- Fitted Kitchen
- Gas Heating/Double Glazing
- Attached Garage
- Three Bedrooms
- Lounge With Vaulted Ceiling
- White Bathroom Suite with Separate Shower Cubicle
- Driveway With Ample Parking
- Front & Rear Gardens Laid in Lawns

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

## Entrance Hall



Upvc glass panelled front door with glazed side panels to entrance porch, tiled flooring. Inner glass panelled door with glazed side panels to entrance hall. Tiled flooring, built-in storage.



## Lounge 15'8 x 13'0 (4.78m x 3.96m)



Tiled fire-place housing cast iron fire glass fronted fire with wooden surround. Semi solid flooring.



**Fitted Kitchen 15'0 x 11'0 (4.57m x 3.35m)**



**Full range of high and low level units, glazed cabinets, single drainer 1 1/4 bowl sink unit with mixer taps, overhead extractor fan, Integrated fridge freezer and dishwasher. Plumbed for washing machine. Part tiled walls. Tiled flooring.**

**Bedroom One 14'8 x 12'9 (4.47m x 3.89m)**



Built in robes. Laminate flooring.

**Bedroom Two 12'6 x 8'5 (3.81m x 2.57m)**



Laminate flooring.

**Living Room / Bedroom Three 11'0 x 8'8 (3.35m x 2.64m)**



Double French doors to upvc conservatory.

### Upvc Conservatory 12'7 x 10'4 (3.84m x 3.15m)



Tiled flooring. pvc doors providing access to the rear patio / garden.

### White Bathroom Suite



Comprising panelled bath with mixer taps, wash hand basin with mixer taps, low flush w.c. Separate shower cubicle with chrome shower unit. Fully tiled walls. Tiled flooring. Spot-lights. Access to the roof-space via fold down ladder. Housing gas boiler.



### Outside Front

Garden laid in lawn. Loose stone area with range of plants and shrubs. Tarmac driveway with ample parking leading to attached garage.

### Attached Garage 23'4 x 11'9 (7.11m x 3.58m)

Up and over door.

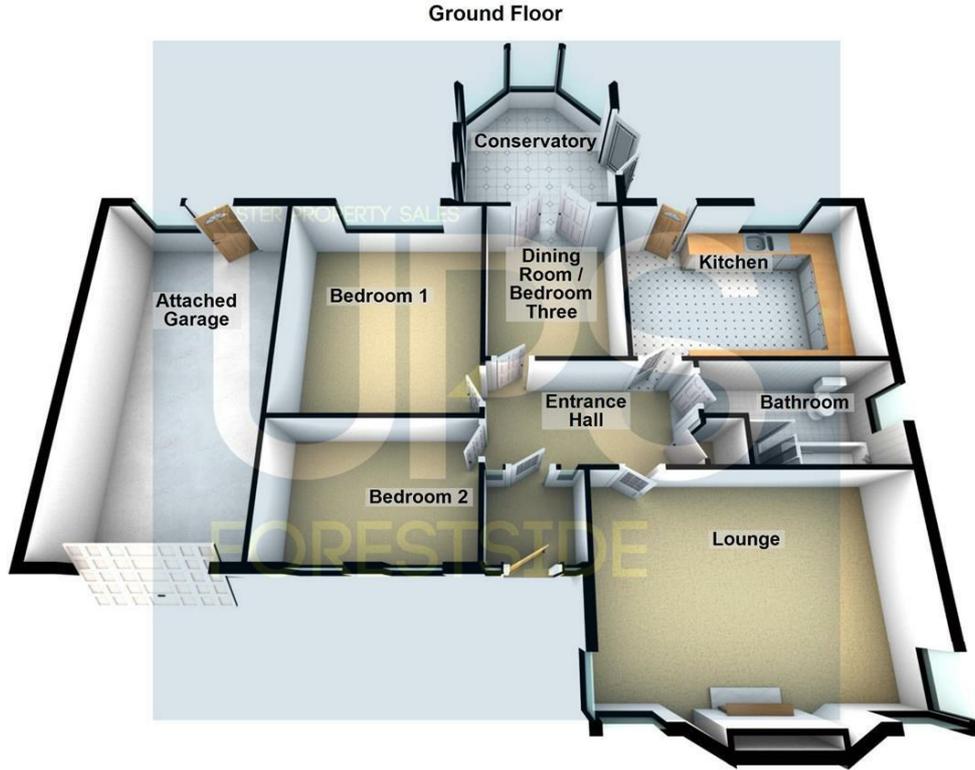
### Outside Rear



Enclosed rear garden laid in lawn bordered by timber fencing. Decked Patio area. Outside tap. Additional area to side.

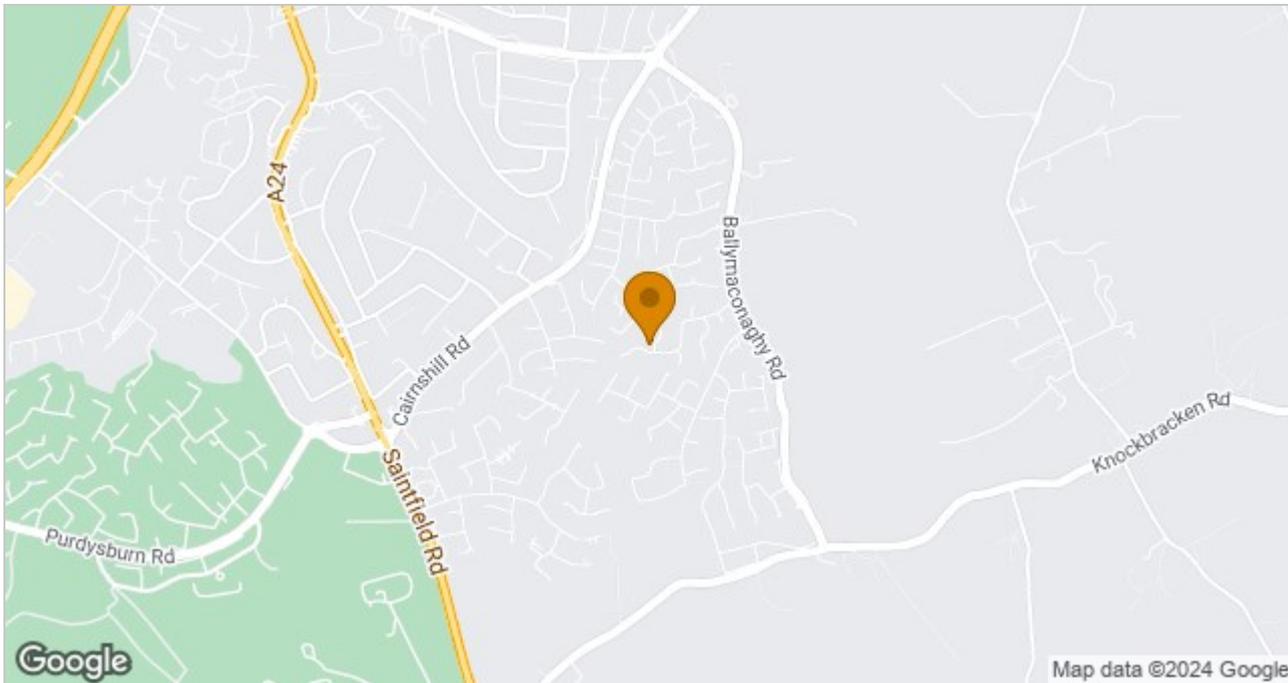


## Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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