



156a Upper Knockbreda Road, Rosetta / Cregagh, Belfast, BT6 9QE

Asking Price £299,950

A "Grand Designs" opportunity!

If you've ever dreamt of building your dream home this could be the one for you.

156a Upper Knockbreda Road is an elevated plot with amazing views over the City and out towards Cavehill.

In order to facilitate the build there is currently a 4 bedroom detached bungalow on site, that has to be demolished once the new house has been constructed.

The vendors have poured the foundations of the proposed dwelling, to keep the planning permission live, and were planning a timber frame construction.

- Building Site With Amazing Views Over Belfast
- Proposed Dwelling Over 3500 sq ft
- Kitchen Dining Living / Lounge / Study & Guest Bedroom with En-Suite On Ground Floor
- Planning Ref LA04/2018/2263/F
- Detached Bungalow On Site To Be Demolished On Completion Of New Build
- 4 Double Bedrooms All En-Suite On 1st Floor
- Fitness Suite To Rear or Possible Home Office

Energy Efficiency Rating		Current	Potential
(92-100)	A		84
(81-91)	B		
(69-80)	C	73	
(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	

The Proposed Dwelling



The CGI main image depicts how the end house could look based on the drawings and plans provided



The Bungalow



This is a pre-fabricated bungalow, that must be demolished after the construction the new dwelling as a condition of the planning permission.
The bungalow represents an excellent opportunity to live on site whilst building your dream home.

The accommodation comprises

Upvc glass panelled front door to entrance hall.

Entrance Hall



Cloaks area, hot press. Laminate flooring.

Kitchen / Dining / Living 23'5 x 17'5 (7.14m x 5.31m)



Full range of high and low level units, Formica work surfaces single drainer sink unit with mixer taps, integrated dish-washer and fridge freezer. Spotlights. Wooden stripped flooring. Double doors to decked veranda.



Bedroom One 9'5 x 8'8 (2.87m x 2.64m)



Built in robe. Sink unit. Fantastic views.

Bedroom Two 9'5 x 8'9 (2.87m x 2.67m)



Built in robes. Sunk unit.

Bedroom Three 9'5 x 7'4 (2.87m x 2.24m)



Sink unit.

Bedroom Four 9'6 x 7'6 (2.90m x 2.29m)



Sink unit.

White Bathroom Suite



Comprising large Jacuzzi bath with mixer taps. separate shower cubicle with chrome shower unit, Drench head and hand shower, pedestal wash hand basin with mixer taps and storage below, low flush w.c Pvc panelling. Heated chrome towel rail.

Outside



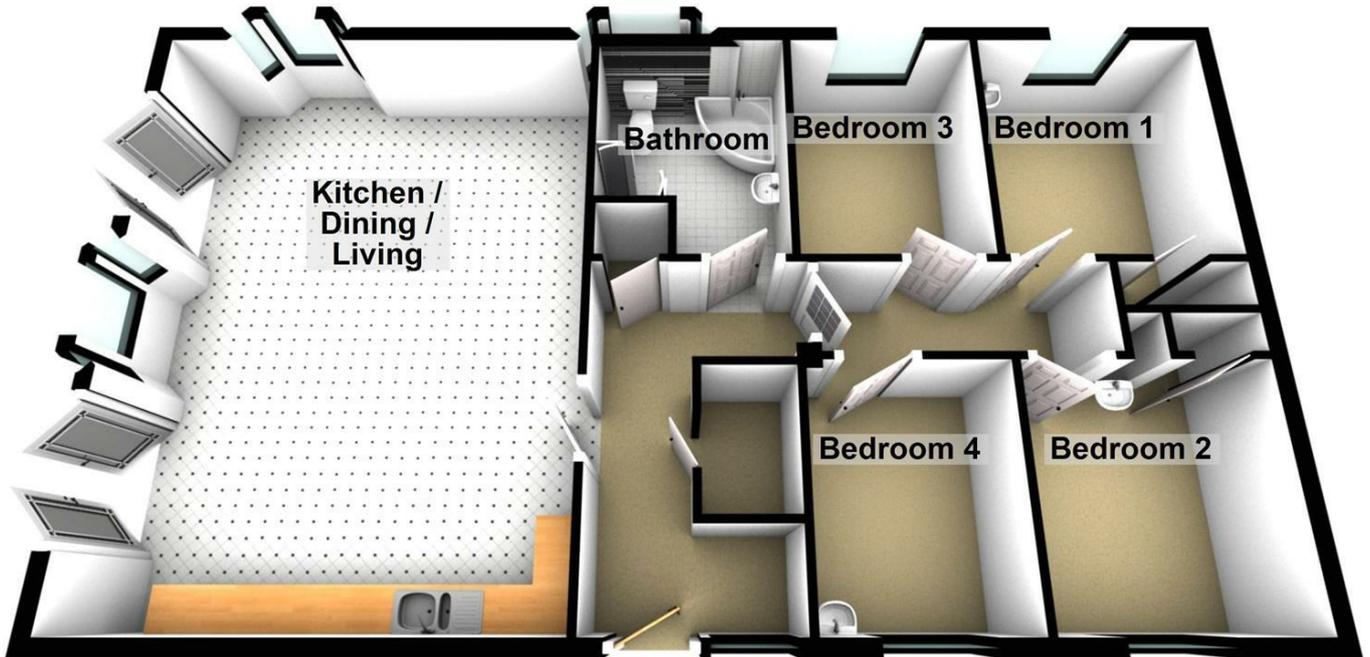
Shared laneway from the Upper Knockbreda Road. Access to side if existing property, private lane / driveway to 156a
Site inspection available upon request



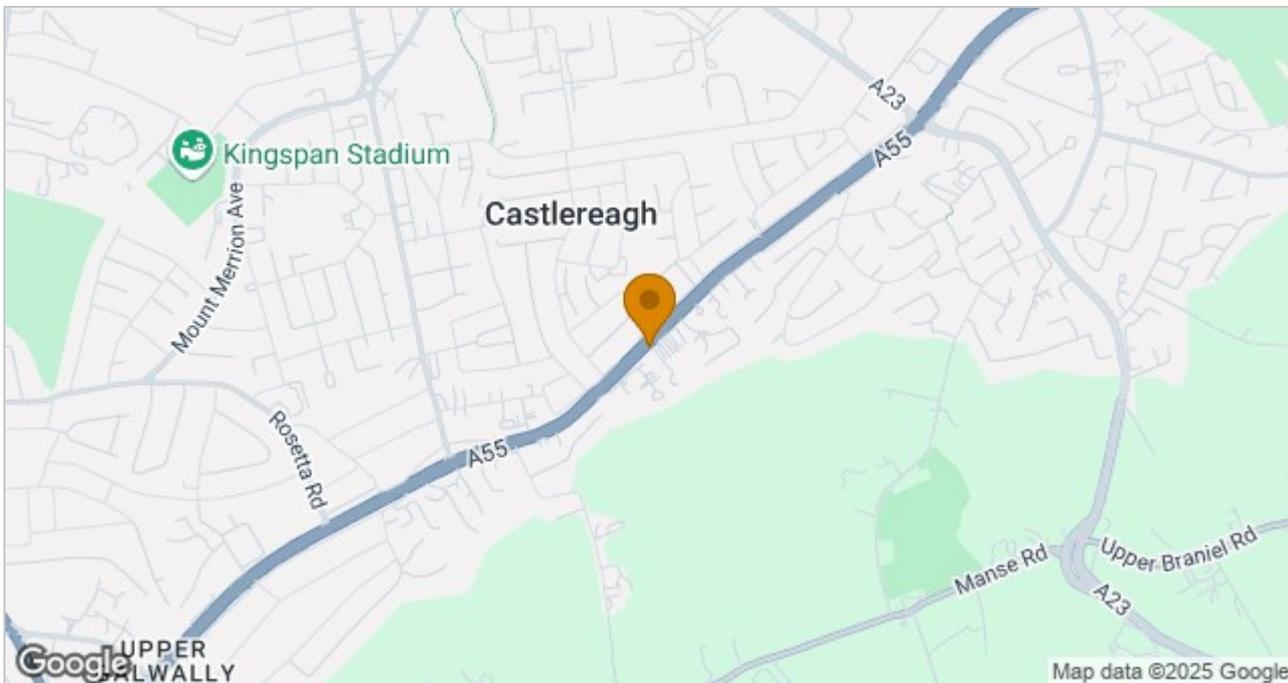


Floor Plan

Ground Floor



Area Map



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