



2 Knutsford Drive , Belfast, BT14 6LZ

Offers Around £319,950

A Stunning Double And Extensively Refurbished and Re-modelled Luxury Detached Family Home.

A Stunning double fronted detached residence which has been extended and modernised to the highest standard in past years overflowing with luxury features within this beautiful tree lined Avenue. The generously proportioned interior comprises 4 bedrooms, 3 reception rooms, two into bay, conservatory with patio doors to garden, extended fitted kitchen with dining area and modern white bathroom suite complete with separate shower cubicle and free standing bath. The dwelling further offers utility room, downstairs furnished cloakroom, gas fired central heating, upvc double glazed windows, pvc fascia and eaves, extensive use of porcelain and wood strip floor coverings and has undergone complete refurbished works in past years to include roofing. Mature gardens hard landscaped to front with carparking, excellent rear with extensive decking makes this the perfect family home. Internals inspection highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
Northern Ireland		65	65
		EU Directive 2002/91/EC	

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- Handsome Double Fronted Extended Red Brick Detached Villa
- 4 Bedrooms 3 Reception Rooms
- Extended Fitted Kitchen With Dining
- Deluxe White Bathroom Suite
- Gas Fired Central Heating
- Upvc Double Glazed Windows
- Downstairs Furnished Cloakroom Utility Room
- Extensive Rear Garden
- Popular Tree Lined Avenue
- Off Street Carparking

Entrance Hall

Upvc double glazed entrance door, porcelain tiled floor, panelled radiator.

Lounge into Bay

14'4" x 10'9" (4.38 x 3.29)

Fireplace gas fire, porcelain tiled floor, panelled radiator.

Living Room into Bay

18'0" x 12'7" (5.49 x 3.86)

Hole in wall fireplace, wood burner, porcelain tiled floor, 2 panelled radiator.

Dining Room

12'11" x 12'7" (3.96 x 3.86)

Hole in wall fireplace, porcelain tiled floor, recessed lighting, patio doors, panelled radiator.

Conservatory

13'3" x 9'6" (4.04 x 2.90)

Porcelain tiled floor, recessed lighting, patio doors, panelled radiator.

Utility Room

6'0" x 5'5" (1.83 x 1.66)

Range of low level units, formica worktop, plumbed for a washing machine, tumble dryer space, partly tiled walls, ceramic tiled floor, concealed gas boiler.

Furnished Cloakroom

White suite comprising wash hand basin, low flush wc, porcelain tiled floor, recessed lighting, pvc ceiling.

Shower room

Plumbed for shower, fully tiled walls, ceramic tiled floor.

Kitchen

21'10" x 11'8" (6.67 x 3.57)

Stainless steel sink unit, granite drainer, extensive range of high and low level units, granite worktops, range space, stainless steel canopy extractor fan, fridge/freezer space, tall larder plumbed for dishwasher, upvc rear patio doors, panelled radiator, partly tiled walls, porcelain tiled floor.

Dining Area

First Floor

Landing, panelled radiator.

Bedroom

11'7" x 10'4" (3.55 x 3.16)

Wood laminate floor, panelled radiator, recessed lighting.

Bedroom into Bay

14'5" x 13'2" (4.40 x 4.02)

Wood laminate floor, built-in mirrored slider robes, panelled radiator, recessed lighting

Bedroom into Bay

15'0" x 14'6" (4.59 x 4.44)

Wood strip floor, panelled radiator.

Bedroom

11'9" x 11'4" (3.60 x 3.47)

Wood strip floor, built-in mirrored slider robes, panelled radiator, recessed lighting.

Bathroom

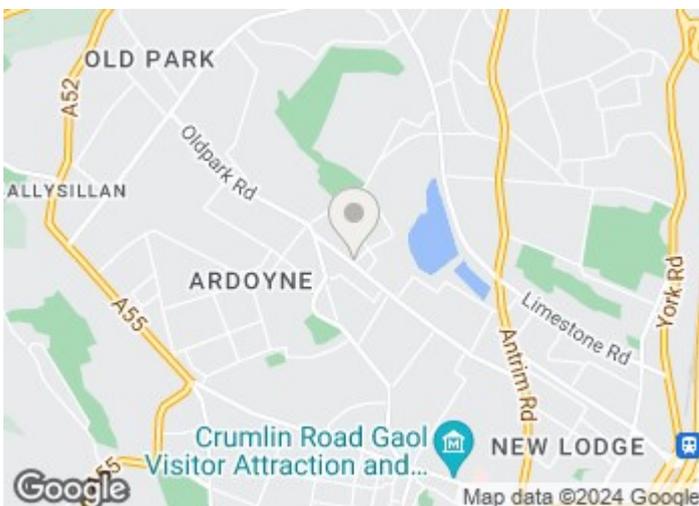
Modern white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, shower cubicle, electric shower, partly tiled walls, ceramic tiled floor, recessed lighting, pvc ceiling.

Roofspace

Velux roof light.

Outside

Hard landscaped front garden with secure off street carparking gated, southernly aspect to rear in lawns mature hedging and flower beds, extensive wooden decking, out building, outside light and tap.

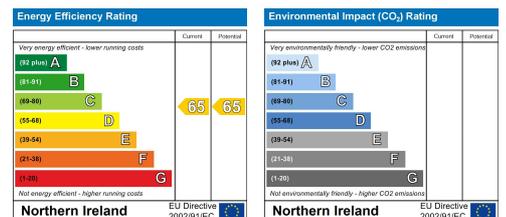


Directions



Floor Plan

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