

Tim Martin
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**13 Knocknagoney Drive
Belfast
BT4 2QF**

**Offers Around
£149,950**

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SUMMARY

A well presented and spacious end terrace property situated in this popular and convenient location in East Belfast.

Ideal for the first time buyer, young couple or family, the property is fitted with gas fired central heating and uPVC double glazing and comprises of three well proportioned bedrooms, two reception rooms, modern fitted kitchen and bathroom with a separate WC. Outside, spacious, partially enclosed gardens to the front and rear are laid out in lawn and provide excellent entertaining space for all to enjoy.

Situated just off the old Holywood Road, this beautiful home is within close proximity to an excellent range of primary and secondary schools and public transport, whilst Belmont and Holywood are only a few minutes drive away offering many local boutiques, coffee shops and renowned restaurants. Holywood Exchange is a short distance away as too is Tesco Extra and George Best Belfast city airport.

FEATURES

- Well Presented End Terrace Property Situated in this Popular and Convenient Location
- Three Excellent Sized Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Bathroom with Separate WC
- Gas Fired Central Heating and uPVC Double Glazing
- Gardens to the Front and Rear Laid out in Lawn
- Ideally Located within Close Proximity of Belmont and Holywood both offering a Wealth of Local Boutiques, Coffee Shops, Restaurants and An Excellent Choice of Primary and Secondary Schools
- Convenient To Belfast and the Motorway Network, Holywood Exchange and Tesco Extra
- Perfect for the First Time Buyer, Young Couple or Family

Entrance Hall

Glazed hardwood entrance door; telephone connection point.

Lounge

13'2 x 9'6 (4.01m x 2.90m)

Tiled fireplace with matching hearth; mahogany fire surround; open through to:-

Dining Room

11'3 x 7'11 (3.43m x 2.41m)

Kitchen

11'1 x 7'10 (3.38m x 2.39m)

(Minimum Measurements)

Good range of modern shaker style wood laminate; high and low level cupboards and drawers with matching glazed display cupboard incorporating; Blanco 1½ twin stainless steel sink unit with swan neck mixer taps; integrated Flavel electric under oven with Hotpoint 4 ring ceramic hob; extractor hood over; space and plumbing for washing machine; space for fridge freezer; wood laminate worktops; tiled splashback; tiled floor; under cupboard lighting; glazed door to side; built in storage cupboard.

First Floor / Landing

Access to roofspace; Hotpress with Ideal gas fired boiler.

Bedroom 1

9'6 x 9'4 (2.90m x 2.84m)

(Maximum Measurements)

Built in wardrobe.

Bedroom 2

13'1 x 9'6 (3.99m x 2.90m)

Bedroom 3

11'2 x 7'11 (3.40m x 2.41m)

(Maximum Measurements)

Built in storage cupboard

Bathroom

5'6 x 4'9 (1.68m x 1.45m)

White suite comprising panelled bath with raised pillar mixer taps and telephone shower attachment; pedestal wash hand basin with chrome taps; part tiled walls; tiled floor.

WC

4'9 x 2'9 (1.45m x 0.84m)

Close coupled WC; tiled floor.

Outside

Front gardens laid out in lawn and planted with mature hedging and shrubbery; spacious rear gardens laid out in lawn with mature hedging; outside light and water tap; store.

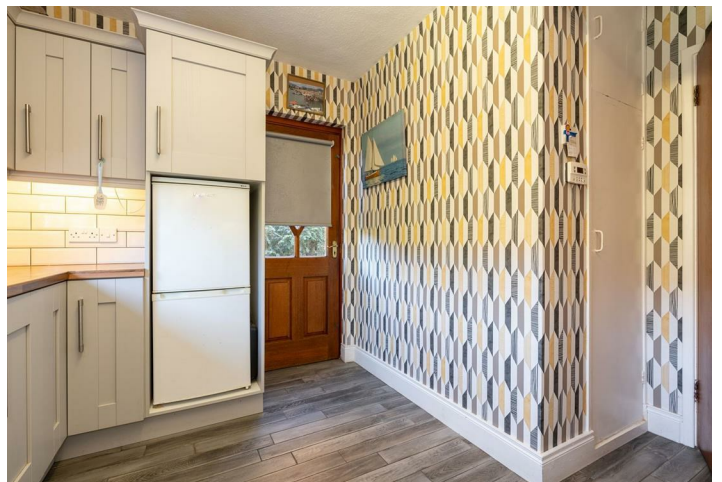
Tenure

Leasehold

Capital / Rateable Value

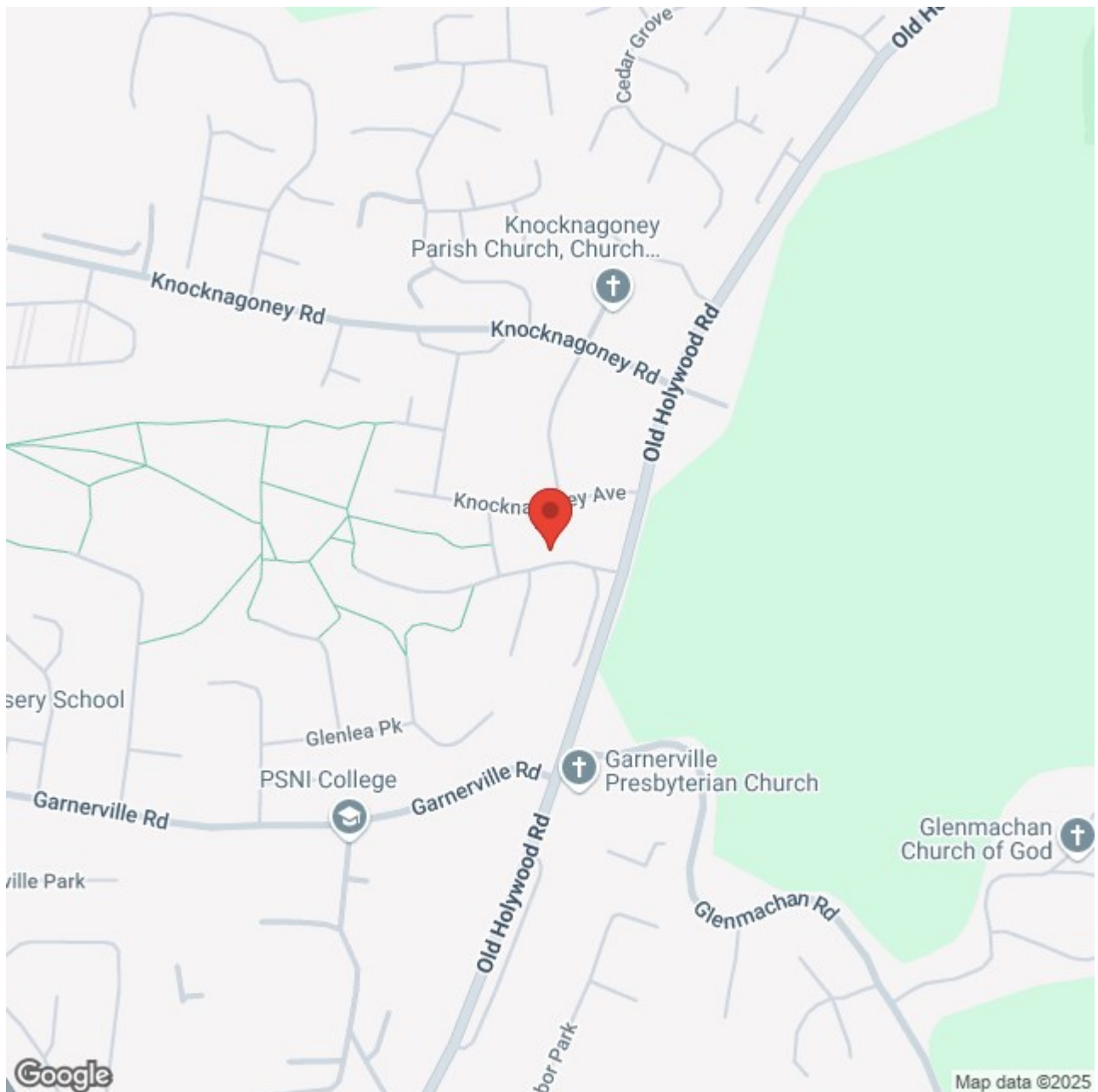
£75,000. Rates Payable = £682.35 Per Annum (Approx)











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		

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