



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	69
England, Scotland & Wales	EU Directive 2002/91/EC	

2 Knocknagoney Road,  
Belfast,  
County Antrim,  
BT4

Offers Over: £155,000

 Reeds Rains

reedsrains.co.uk



2 Knocknagoney Road, Belfast, County Antrim, BT4

**Offers Over: £155,000**

EPC Rating: D

This beautiful Semi-Detached home enjoys a large corner site, situated within a very popular & convenient residential location.

Tesco Superstore at Knocknagoney, Redburn Country Park, holywood Exchange & retail park and regular public transport links are all close to hand.

For those who commute daily the main arterial routes and outer ring all provide ease of access to Belfast City Centre & neighboring towns.

The property itself offers beautifully presented & tastefully decorated accommodation throughout with the added benefit of generous gardens to side & rear.

A superb opportunity, particularly for those seeking their first home.

**Covered Entrance Porch**  
uPVC front door to...

**Entrance Hall**  
Laminated wooden flooring.

**Lounge Open Plan To Dining Area**  
17'8" x 13'1" (5.38m x 4m)  
At widest points. Cast iron wood burning stove. Laminated wooden flooring. uPVC French doors to enclosed rear garden.

**Modern Fitted Kitchen**  
11'2" x 10'9" (3.4m x 3.28m)  
One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with wood effect work surfaces and up stand. Stainless steel door furniture. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for washing machine. Integrated fridge / freezer. Built in larder

cupboard. Built in storage with shelving & oil fired boiler. Recessed spotlighting. uPVC door to rear.

**First Floor**

**Bedroom One**  
13'2" x 10 (4.01m x 10)

**Bedroom Two**  
11'2" x 7'9" (3.4m x 2.36m)  
Built in wardrobe.

**Bedroom Three**  
9'5" x 5'8" (2.87m x 1.73m)  
Built in wardrobe.

**Modern White Bathroom Suite**  
Comprising panelled bath with dual mixer tap. Mira sport electric shower unit. Shower screen. Separate low flush w/c. Pedestal wash hand basin with dual mixer tap and tiled splash back. Fully tiled walls. Ceramic tiled flooring.

**Landing**  
Hot press with lagged copper cylinder & storage above. Access to roof space.

**Outside**  
Well tended garden area to front in lawn and shrubbery. Side access. Enclosed private garden area to side and rear in lawn and paved patio area. uPVC oil tank. Garden shed. Outside tap / light.

**CUSTOMER DUE DILIGENCE**  
As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause

For full EPC please contact the branch.

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.