



A beautifully presented, semi detached cottage of approximately 100 years old with superb views to the front over open countryside and Mourne mountains. Ideally located for those seeking good commuter access to Belfast city yet still benefitting from a rural feel.

The internal presentation and overall charm of this home will have wide ranging appeal. The property would be ideal for a young couple or downsizer. The accommodation comprises; good sized lounge with dining area, modern kitchen with integrated appliances. There are two excellent double bedrooms and a large modern bathroom.

In addition the property benefits from double glazed windows, oil fired central heating, a detached garage and delightful and private rear garden in lawns with mature hedging offering super privacy. Early viewing is a must for this unique home.

Offers Over
£265,000

38 Knockbracken Road,
BELFAST,
BT8 6SE

Viewing by
appointment
through agent
028 9066 3030



- An Exceptional and Beautifully Presented, Semi Detached Cottage of Approximately 100 Years Old
- Outstanding Internal Presentation and Delightful Overall Ambiance
- Entrance Hall with Solid Wood Floor
- Lounge with Dining Area
- Excellent Modern Country Style Kitchen with Granite Work Surfaces with Range of Integrated Appliances
- Two Good Sized, Double Bedrooms
- Spacious, Modern Bathroom
- Oil Fired Central Heating/Double Glazed Windows
- Good Sized Enclosed Rear Gardens with Lawns and Mature Hedging Offering Super Privacy/Off Road Parking to Front of Property
- Detached Garage
- Convenient to Many Local Shops, Cafes, Restaurants InThe Area, Forestside Shopping Complex and Into the City Centre or Further Afield to Carryduff, Ballynahinch

The Property Comprises:

Ground Floor

Hardwood front door, feature window.

ENTRANCE HALL: Solid oak flooring, shelved hotpress.



LOUNGE WITH DINING AREA: 21' 0" x 9' 9" (6.4m x 2.97m) Attractive fireplace with wooden mantle, marble hearth and inset and wood burning stove, cornice ceiling, tongue and groove panelled ceiling.



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COUNTRY STYLE KITCHEN: Range of high and low level units, granite work tops, Prima four ring ceramic hob, Prima oven, extractor fan, old Belfast sink unit, ceramic tiled floor, part tiled walls, low voltage spot lights, tongue and groove panelled ceiling, door to garden.



BEDROOM (1): 10' 1" x 9' 1" (3.07m x 2.77m) Cornice ceiling, ceiling rose.



BEDROOM (2): 10' 10" x 10' 0" (3.3m x 3.05m) Cornice ceiling, ceiling rose.



BATHROOM: Low flush wc, pedestal wash hand basin, panelled bath, Redring electric shower over, shower screen, ceramic tiled floor, part tiled walls.



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Outside

Two outside stores, rear gardens in lawns with decked area and variety of shrubs.

DETACHED GARAGE: Power and light.

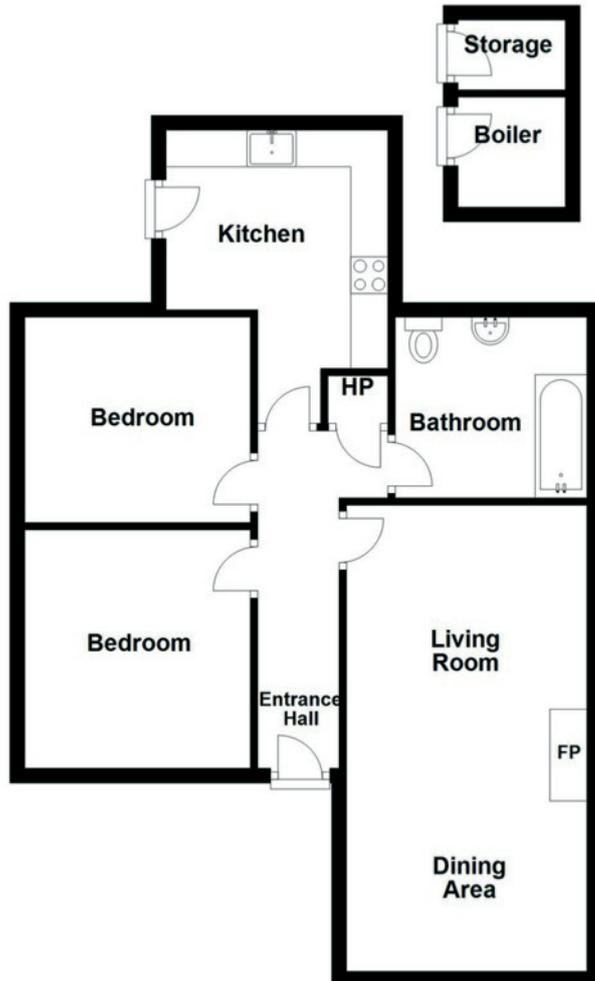
Front pebbled driveway with ample parking area. Private and enclosed rear gardens in lawns with mature hedging offering excellent privacy.





Ground Floor

Approx. 64.7 sq. metres (696.4 sq. feet)



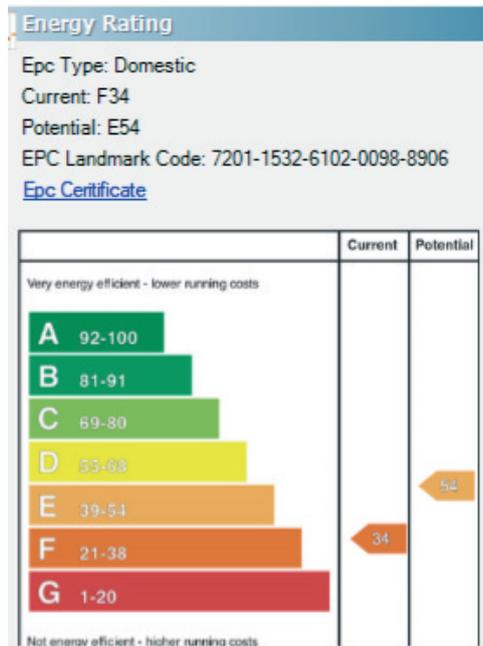
Total area: approx. 64.7 sq. metres (696.4 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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Location:

Heading out of Belfast on Saintfield Road past health centre turn left onto Knockbracken Road.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

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