



This deceptively spacious detached villa, located halfway between the Comber and Conswater Greenways, offers well-proportioned accommodation over three floors and would be ideal for the growing family.

Both principal reception rooms feature attractive fireplaces whilst the kitchen is large enough to incorporate a casual dining area.

There are four bedrooms on the first floor and the fifth on the top floor benefits from an adjacent shower room.

A large basement adds to the versatility and storage, ideal for a number of uses.

Internal inspection is highly recommended.

Offers Over
£365,000

101 Knock Road,
BELFAST,
BT5 6LF

Viewing by
appointment with
& through agent
028 9065 0000



- Attractive detached villa
- 5 bedrooms
- Living room with feature fireplace and bay window
- Separate family room with double doors to conservatory/dining
- Kitchen with casual dining area
- First floor bathroom with newly installed white suite
- Second floor shower room, also recently upgraded
- Basement with three good-sized rooms (utility, store & gym) & externally accessed garage/storage
- Front and rear gardens
- Ample off-street parking with turning bay
- Oil fired central heating
- Double glazing
- Close to excellent local schools and amenities



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Black and white tiling. Front door with leaded stained glass inset and side lights, with double glazing.

RECEPTION HALL: Oak flooring, wood panelling with picture rails, cornice ceiling. Access to basements.



LIVING ROOM: 16' 0" x 13' 7" (4.88m x 4.13m) (into bay). Attractive cast iron fireplace with slate hearth. Solid wooden flooring. Cornice ceiling, centrepiece, picture rail. Leaded stained glass insets in double glazing.



Telephone 028 9065 0000
www.templetonrobinson.com

FAMILY ROOM: 13' 5" x 12' 1" (4.09m x 3.68m) Cornice ceiling, picture rail. Attractive cast iron fireplace with tiled inset and slate tiled hearth, gas coal effect fire, wood surround. Solid wooden flooring.



Double doors with glazed panels to:

CONSERVATORY/DINING: 11' 9" x 10' 11" (3.57m x 3.33m) Solid wooden flooring.



Door with glazed panels to:

KITCHEN: 18' 11" x 9' 11" (5.76m x 3.03m) Range of high and low level units including original 1930 dresser with glazed display cabinets. Single drainer one and a half bowl stainless steel sink unit, plumbed for washing machine, plumbed for dishwasher. Space for cooker with extractor fan over.

CASUAL DINING/BREAKFAST AREA: Terrazzo flooring, part tiled walls. French doors to rear and garden.



First Floor

BEDROOM (1): 15' 5" x 10' 11" (4.71m x 3.32m) Cornice ceiling, picture rail. Two built-in robes with shelved storage above and hanging rails.



BEDROOM (2): 12' 0" x 11' 5" (3.67m x 3.48m) Cornice ceiling, picture rail.



BEDROOM (3): 9' 9" x 7' 8" (2.97m x 2.34m) Plus entrance area. Picture rail, cornice ceiling.



BATHROOM: White suite comprising roll-top bath on claw feet with telephone hand shower. Wash hand basin, low flush wc, ceramic tiled floor. Cornice ceiling. Shelved hotpress with copper cylinder and Willis type immersion heater.



Telephone 028 9065 0000
www.templetonrobinson.com

BEDROOM (4): 7' 6" x 7' 5" (2.28m x 2.26m) Cornice ceiling, picture rail. Built-in robe with shelved storage above and hanging rails.



LANDING: Feature leaded stained glass window, solid wooden floor.



Second Floor

BEDROOM (5): 14' 9" x 10' 4" (4.5m x 3.15m) Access to storage in eaves.



SHOWER ROOM: Shower enclosure with Aqualisa shower. Wash hand basin with ceramic tiling. Low flush wc, slate tiled floor.



LANDING: Velux window. Solid wooden flooring.

Outside

Entrance pillars with double gates. Driveway with off-street parking and turning bay for several vehicles.

FRONT GARDEN: Lawn with border beds. Variety of plants and shrubs.

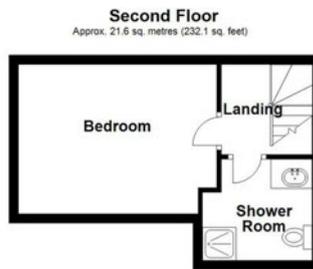
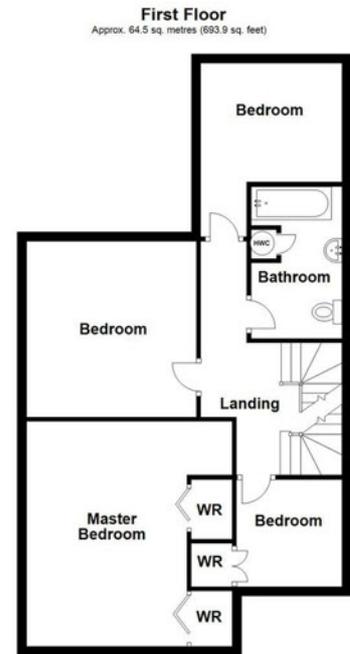
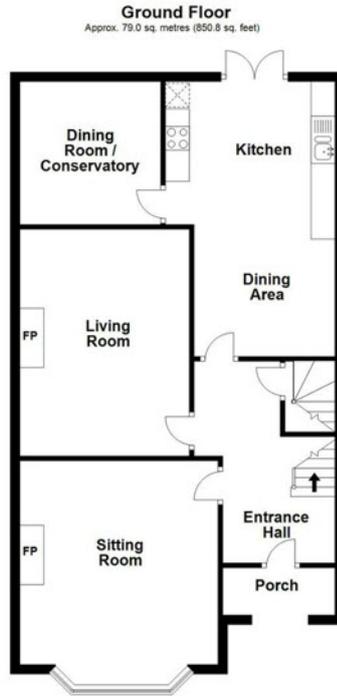
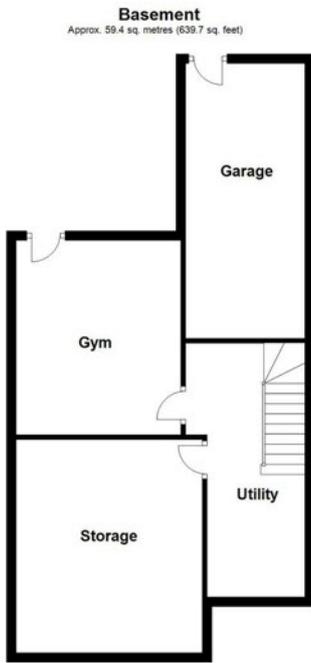
REAR GARDEN: Lawns with timber deck. Flowerbeds with plants, trees and shrubs. Patio area.

Access to basement and steps to kitchen.



Location:

Coming around Outer Ring from Sandown Road/Shandon Park junction towards Knock lights, property is on the left hand side after Knockvale Park and before Knockcastle Park.



Total area: approx. 224.5 sq. metres (2416.5 sq. feet)

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

Energy Rating

Epc Type: Domestic

Current: G10

Potential: F21

EPC Landmark Code: 9779-8041-0299-6193-9930

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20	10	21
Not energy efficient - higher running costs		

Lisburn Road - 028 90 00 0000
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.