



Long regarded as one of Belfast's premier addresses, Knockdene's attractive tree-lined avenues offer outstanding convenience.

Belmont, Ballyhackamore and Cherryvalley are all within walking distance and some of the province's leading schools for all ages are also in the vicinity.

As soon as you enter the reception hall with its high ceilings and parquet flooring, you get a feeling for the warmth and character this delightful home exudes.

The well-proportioned, generous accommodation features a versatile layout over three levels. The top floor features an additional kitchen with reception area offering potential for a teenager annexe, dependent relative or those now working from home.

It is only upon internal inspection that one can appreciate all this lovely, family home has to offer.

Offers Over
£725,000

9 Knockdene Park
North,
BELFAST,
BT5 7AA

Viewing by
appointment with
& through agent
028 9065 0000

- Handsome, double-fronted semi-detached villa of circa 3,000 sq ft
- Six bedrooms, one with ensuite
- Gracious drawing room with feature fireplace
- Dining/living room, also with fireplace
- Separate family room
- Kitchen with casual dining area
- Utility room
- Bathroom with white suite
- Additional wc downstairs
- Second kitchen with living/dining areas on top floor
- Zoned oil fired central heating
- Many original features retained
- Private, mature gardens to front and rear
- Garage with ample off-street parking on driveway
- Walking distance to excellent local schools, amenities, Comber Greenway, Glider system and Stormont Estate



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Hardwood front door with glazed panels.

RECEPTION HALL: Cornice ceiling, picture rail, corbels. Parquet wood block flooring. Cupboard under stairs. Recessed bookshelves.

DRAWING ROOM: 21' 9" x 14' 6" (6.64m x 4.41m) (At widest points and into bay). Cornice ceiling, picture rail. Attractive cast iron fireplace with tiled inset and hearth, original mahogany surround. Secondary glazing.



DINING/LIVING: 16' 8" x 13' 5" (5.07m x 4.10m) (At widest points). Cornice ceiling, picture rail. Feature cast iron fireplace with tiled inset, slate hearth, original solid wood surround. Secondary glazing.



REAR HALL/STUDY: 10' 11" x 4' 8" (3.33m x 1.41m) Cloaks area with hooks and shelving. Door to garden. Door to:

CLOAKROOM: Low flush wc, wash hand basin with tiled splashback. Ceramic tiled floor.

FAMILY ROOM: 12' 6" x 9' 11" (3.8m x 3.02m) Picture rail. Original built-in cupboards. Attractive cast iron fireplace with tiled inset and slate hearth.



KITCHEN/BREAKFAST: 18' 11" x 12' 2" (5.76m x 3.72m) Hand-painted range of high and low level units including plate and wine racks. Ceramic and marble tiled floor. Walk-in larder with shelving. Iroko and granite work surfaces with inset Old Belfast-style sink unit. Integrated Blomberg dishwasher. Tiled recess with Britannia range style cooker with five ring gas hob



UTILITY ROOM: 12' 2" x 4' 11" (3.71m x 1.51m) Plumbed for washing machine, space for tumble dryer, additional fridge/freezer. Oil fired boiler. Single drainer stainless steel sink unit. Ceramic tiled floor. Door to yard and garden.



First Floor Return

LANDING: Walk-in Hotpress with lagged copper cylinder.

BEDROOM (6): 11' 11" x 8' 10" (3.62m x 2.68 m) (at widest points). (Currently used as study). Cast iron fireplace with slate hearth.



BATHROOM: White suite comprising free-standing, roll-top bath on claw feet with telephone hand shower. Pedestal wash hand basin. Separate, tiled shower cubicle with Aqualisa power shower with bodyjets, chrome fittings. Ceramic tiled floor, heated towel rail. Original tongue and groove panelled walls and ceiling.



SEPARATE WC: Original high-flush wc with original tongue and groove ceiling and panelled walls.

First Floor

LANDING: Feature leaded stained glass window. Cornice ceiling, picture rail.



BEDROOM (4): 13' 5" x 11' 4" (4.1m x 3.45m) (at widest points). Cornice ceiling, picture rail. Cast iron fireplace.



BEDROOM (3): 14' 6" x 11' 4" (4.43m x 3.46m) (at widest points). Cornice ceiling, picture rail. Wash hand basin.

BEDROOM (2): 15' 2" x 13' 5" (4.61m x 4.08m) (a widest points). Cornice ceiling, picture rail. Cast iron fireplace with tiled inset.



BEDROOM (1): 15' 0" x 14' 6" (4.58m x 4.42m) (at widest points and into bay).



Second Floor

LANDING/HALLWAY: Built-in robe with sliding doors.

BEDROOM (5): 14' 5" x 14' 2" (4.39m x 4.31m) (at widest points). Access to eaves storage.

ENSUITE SHOWER ROOM: Comprising shower enclosure with Aqualisa shower. Low flush wc, rice bowl style sink on marble plinth, tiled splashback. Heated towel rail.



KITCHEN/LIVING: 24' 8" x 13' 5" (7.53m x 4.1m) (At widest points). Living and dining areas. Modern range of built-in units. Single drainer stainless steel sink unit. Integrated Bosch four ring hob, Philips underbench oven. Breakfast bar. Seating area in peninsula unit.



Outside

Wrought-iron double entrance gates.

Driveway with parking for several vehicles leading to DETACHED GARAGE.

FRONT GARDEN: In lawn with mature hedging and planting to retain privacy.

Gate to:

FULLY ENCLOSED REAR GARDEN: with high hedging offering excellent degree of natural screening.

Lawn with border beds featuring plants and shrubs. Outside lights, taps and powerpoint. PVC oil tank. Gate to:

ENCLOSED REAR YARD: with original quarry tiling. Recess with wood store.





Telephone 028 9065 0000
www.templetonrobinson.com

Location:

Heading through Ballyhackamore on Upper Newtownards Road, turn right at Knock lights onto Knock Road. Knockdene Park North is first on left (before Kings Road lights).



This plan is for illustrative purposes only. Plans produced using Planika.
9 Knockdene Park North, Belfast

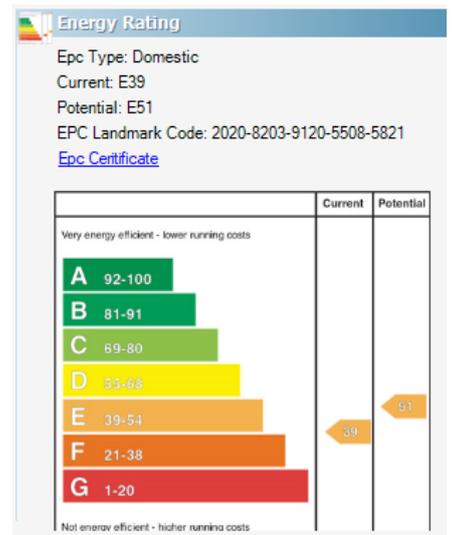
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Energy Rating
 Epc Type: Domestic
 Current: E39
 Potential: E51
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