



Modernised and extended by the current owners in 2016, this attractive semi offers a flexible layout over two floors.

Of particular note is the well-appointed, open plan kitchen to the rear. It is large enough to incorporate both sitting and dining areas making it an ideal focal point for modern, family living.

With four bedrooms and a contemporary bathroom on the first floor, there is also a useful utility/shower room on the entry level.

Externally this is complemented by off-street parking, a large detached garage and a child-friendly, enclosed rear garden.

A short stroll to the heart of Ballyhackamore village with its array of shops, amenities and eateries, early internal inspection is strongly recommended.

Offers Over
£320,000

14 Knockvale Park,
Off Sandown Road,
Belfast,
BT5 6HH

Viewing by
appointment with
& through agent
028 9065 0000



- Deceptively spacious semi with double-storey extension
- 4 bedrooms
- Living room with bay window
- Superb, open plan kitchen with island
- Casual sitting & dining areas leading out to garden
- Bathroom with modern white suite
- Additional downstairs shower room
- Utility Room
- Gas central heating
- Double glazed throughout
- Detached brick garage
- Off-street driveway parking to front
- Fully enclosed, private rear garden
- Close to excellent schools, amenities, Comber Greenway & Glider network

The Property Comprises:

Ground Floor

Composite front door with glazed panels and side lights to . . .

RECEPTION HALL: Cornice ceiling, ceramic tiled floor. Cupboard under stairs with Worcester Bosch boiler.



LIVING ROOM: 13' 0" x 10' 8" (3.96m x 3.25m) (into bay). Cornice ceiling, ceiling rose.



UTILITY ROOM: 5' 7" x 4' 7" (1.71m x 1.39m) Plumbed for washing machine. Door to . . .

SHOWER ROOM: Fully tiled corner shower cubicle. Pedestal wash hand basin, low flush wc. Chrome heated towel rail, recessed shelving.



KITCHEN WITH FAMILY AREA: 17' 0" x 16' 10" (5.18m x 5.13m) Modern range of high and low level units. Island unit with breakfast bar seating and quartz worktop. Single drainer 1.5 bowl stainless steel sink unit with mixer tap, integrated dishwasher. Elan range-style cooker with extractor fan over. Open plan DINING and SITTING areas. Ceramic tiled floor. Sliding patio door to garden.





First Floor

BEDROOM (1): 11' 9" x 10' 3" (3.58m x 3.12m)



BEDROOM (2): 11' 0" x 9' 11" (3.36m x 3.03m)

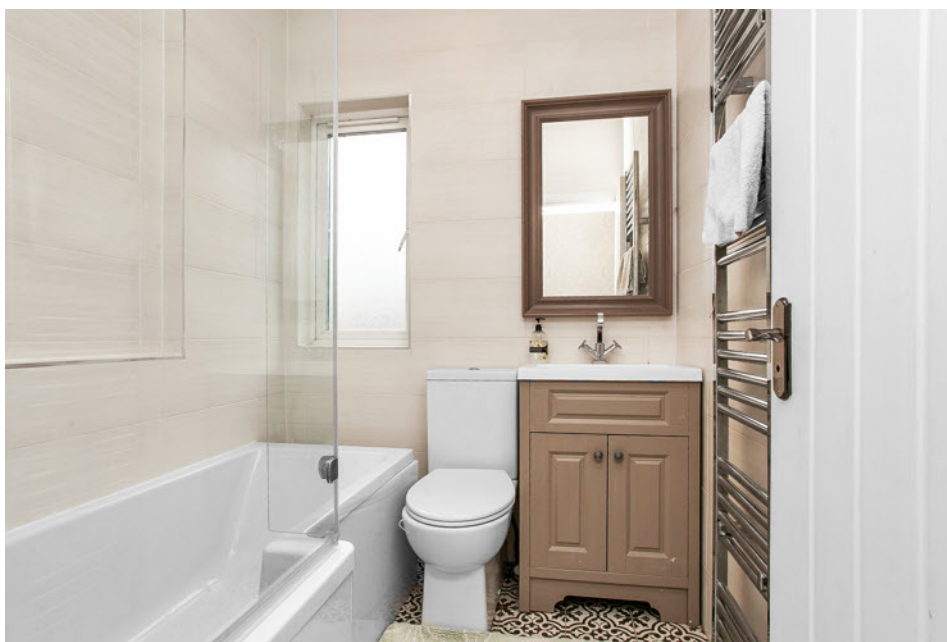


BEDROOM (3): 10' 10" x 6' 7" (3.3m x 2m)

BEDROOM (4): 8' 2" x 6' 6" (2.5m x 1.97m)



BATHROOM: White suite comprising panelled bath with screen and chrome fittings. Wash hand basin with storage underneath. Low flush wc. Fully tiled walls, ceramic tiled floor, chrome heated towel rail.



LANDING: Access via pull-down ladder to . . .

ROOFSPACE: Mostly floored with light.



Outside

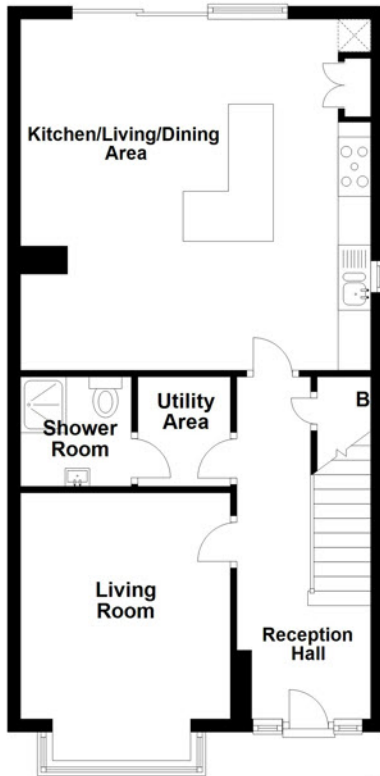
FRONT: Sliding entrance gate to driveway. Off-street parking for at least two vehicles. Driveway to side leading to . . .

DETACHED BRICK GARAGE: 23' 8" x 11' 8" (7.21m x 3.56m) Up and over door, power and light. Gate to side to . . .

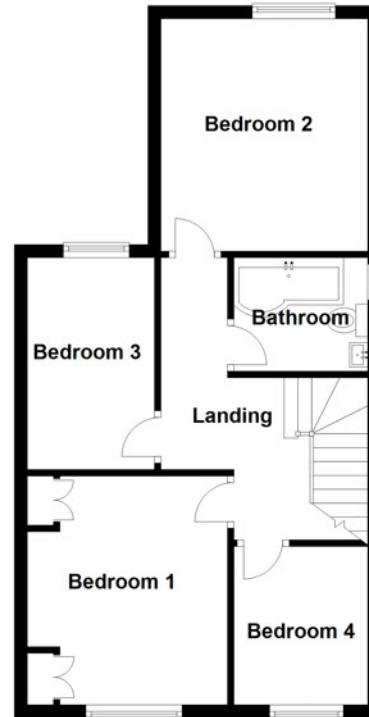
REAR: Fully enclosed, west-facing rear garden. Lawn and patio/sitting area. Mature shrubs. Excellent degree of privacy.



Ground Floor



First Floor



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

14 Knockvale Park, Belfast

Location:

From the Templeton Robinson office in Ballyhackamore, turn right off Upper Newtownards Road into Sandown Road. Knockvale Park is on the left hand side at bottom of hill. (Leads up to Knock Road).

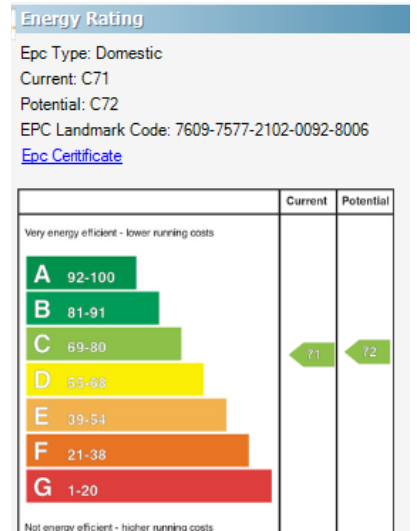
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North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

www.templetonrobinson.com



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