



A beautifully presented and extended semi detached home in prime Rosetta location, close to many local amenities, including Foreside Shopping Centre and Cherryvale Park, which are both within walking distance. An ideal location for family, there are an array of primary and secondary/grammar schools and leisure facilities close by.

The property comprises: entrance hall with cloakroom and separate WC, lounge with bespoke floor to ceiling alcove storage and wood burning stove, open plan modern fitted kitchen diner opening to casual living room with additional bespoke floor to ceiling alcove storage and separate utility room. There are three well proportioned bedrooms and modern bathroom. The property is in excellent decorative order throughout and a high level of finish.

The property benefits from gas central heating, uPVC double glazed windows, stoned driveway parking and delightful enclosed rear gardens in lawns with large paved patio area.

Demand will be high, thus early viewing is advised.

Offers Over  
£375,000

36 Knockbreda Park,  
Belfast,  
BT6 0HF

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Viewing by  
appointment  
through agent  
028 9066 3030



- Beautifully Presented and Extended Semi Detached Home in Prime Rosetta Location Close to Many Local Amenities
- Entrance hall with Cloakroom, Separate WC and Under Stairs Storage
- Utility Room
- Lounge with Bespoke Floor to Ceiling Alcove Storage, Wood Burning Stove
- Living Room with Hole in Wall Fireplace and Matching Built in Units
- Open Plan to Modern Fitted Kitchen with Range of Integrated Appliances, Feature Island Unit Open to Dining Area
- Three Well Proportioned Bedrooms
- Modern bathroom
- Gas heating / Double Glazed Windows
- Excellent Decorative Order Throughout
- Ideal for Young Professionals, Families or Down Sizers
- Stoned Driveway Parking and Front Gardens with Landscaped Beds, Enclosed Rear Gardens in Lawns with Large Paved Patio Area
- Close Access to Leading Schools and Amenities, Forestside Shopping Complex Only a Few Minutes Drive, Ease of Access into the City Centre



The Property Comprises:

Composite front door with glazing to...

## Ground Floor

ENTRANCE HALL: Understair storage with cloaks cupboard

CLOAKROOM

SEPARATE WC: Low flush wc, vanity unit with wash hand basin, tiled splashback, heated towel rail, laminate wood effect floor.

UTILITY ROOM: 6' 5" x 4' 11" (1.96m x 1.5m) Plumbed for washing machine, space for tumble dryer.



LOUNGE: 12' 4" x 11' 1" (3.76m x 3.38m) Bespoke floor to ceiling alcove storage, wood burner and slate hearth with wooden mantle, laminate parquet floor.



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LIVING ROOM: 11' 5" x 9' 9" (3.48m x 2.97m) Hole in wall fireplace, wood floor, bespoke floor to ceiling alcove storage, open plan to...

MODERN FITTED KITCHEN/DINING AREAS 20' 1" x 16' 1" (6.12m x 4.9m) Range of high and low level units, quartz worktop, integrated fridge freezer, Belling oven, 5 ring gas hob, extractor fan over, large island with quartz worktop, drainer stainless steel sink, integrated dishwasher, breakfast bar, splash back, wood floor, low voltage spot lights. Outlook to garden through double width sliding glass doors.





First Floor

LANDING: Access to roofspace (partially floored gas boiler).



BEDROOM (1): 11' 10" x 10' 5" (3.61m x 3.18m) Built in shelving in old fireplace.



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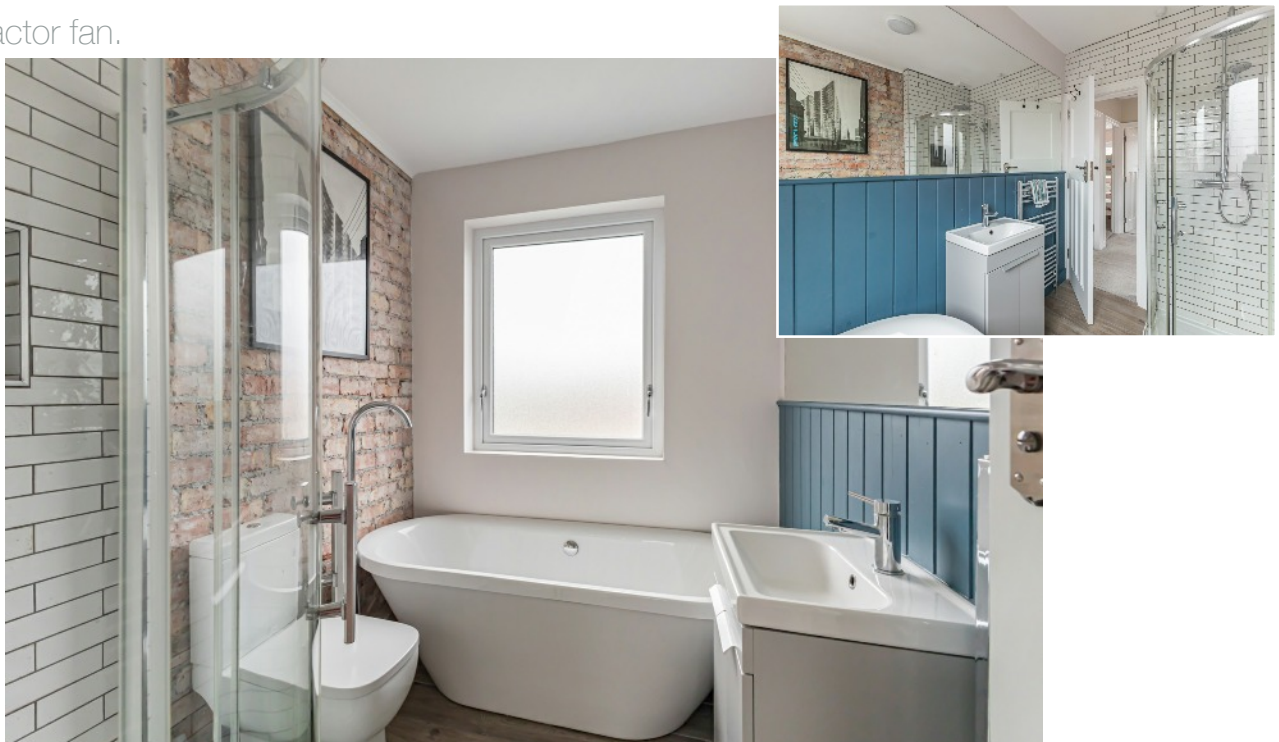
BEDROOM (2): 12' 6" x 9' 8" (3.81m x 2.95m).



BEDROOM (3): 6' 9" x 6' 0" (2.06m x 1.83m).



MODERN BATHROOM White Suite, low flush WC, vanity unit with wash hand basin, fully tiled shower cubicle with built in shelf, drencher shower head, free standing bath, tiled floor, exposed brick wall, extractor fan.





## Outside

Enclosed rear gardens in lawn with timber fencing, hedging and stone paved raised patio area. Laid in stones driveway with landscaped beds and hedging.





Floor 1

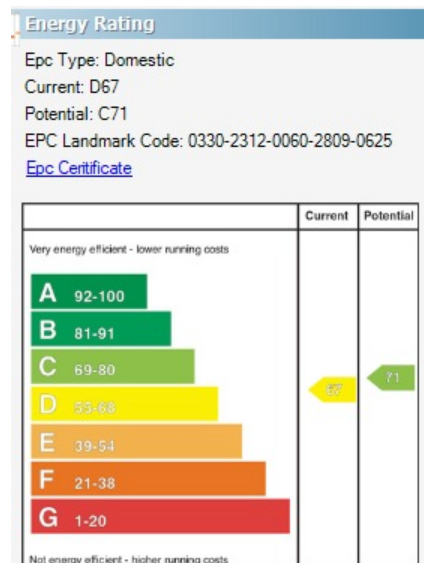


Floor 2

**Location:**

Heading out of Belfast on Ormeau Road turn left after Co-Op into Knockbreda Park.

- 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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