



In excellent decorative order, this superb bay-fronted semi enjoys a convenient location on a highly regarded park close to thriving Ballyhackamore.

Offering deceptively spacious accommodation on both floors, the property will suit a wide range of purchasers. Families looking to avail of some of Belfast's leading schools for all ages and/or those now working from home are well-catered for.

Externally there is plenty of parking, room for a new garage/shed and an easy-to-maintain, level rear garden.

Recent sales in this ever-popular locality have proven to be very popular. We would therefore recommend arranging a viewing as soon as possible.

Offers Over  
£349,950

18 Knockhill Park,  
Ballyhackamore,  
BELFAST,  
BT5 6HX

---

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Attractive semi detached villa in superb location
- 4 bedrooms
- Living room with fireplace & wood-burner
- Double doors to separate dining/family room
- Modern kitchen with integrated appliances
- Family bathroom with white suite; separate wc
- Additional WC downstairs
- Gas central heating
- Double glazed throughout
- Off-street, driveway parking for several vehicles
- Enclosed rear garden
- Close to a range of excellent schooling
- Short stroll to Ballyhackamore Village, Comber Greenway & Glider stops

The Property Comprises:

Ground Floor

uPVC double glazed front door to . . .

RECEPTION HALL: Understairs storage cupboard, cornice ceiling. Cloaks area to rear.



DINING ROOM: 16' 1" x 12' 6" (4.9m x 3.81m) (into bay). Cornice ceiling.



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

LIVING ROOM: 16' 9" x 12' 5" (5.11m x 3.78m) Fireplace with cast-iron, multi-fuel stove. Cornice ceiling.



CLOAKROOM: Low flush wc, wash hand basin, ceramic tiled floor, part tiled walls.

KITCHEN/BREAKFAST AREA: 14' 11" x 9' 3" (4.54m x 2.81m) Modern range of high and low level units. Single drainer 1.5 bowl stainless steel sink unit. Oven with four ring hob and extractor fan over. Plumbed for washing machine. Integrated Neff fridge freezer. Ceramic tiled floor. French doors to garden. Door with bevelled glass panel to hallway.



## First Floor

BEDROOM (1): 15' 8" x 11' 5" (4.78m x 3.48m) (at widest points). Cornice ceiling.



BEDROOM (2): 12' 10" x 10' 3" (3.92m x 3.13m) (at widest points). Cornice ceiling.



BEDROOM (3): 9' 5" x 8' 8" (2.86m x 2.64m) Cornice ceiling.



BEDROOM (4): 8' 0" x 7' 11" (2.44m x 2.42m) Cornice ceiling.



BATHROOM: White suite comprising panelled bath with shower over and screen. Wash hand basin with storage underneath. Ceramic tiled floor, fully tiled walls.



SEPARATE WC: Low flush wc, ceramic tiled floor, fully tiled wall.

LANDING: Built-in cupboard with natural gas boiler.

FLOORED ROOFSPACE: Accessed via pull-down ladder with power and light.

## Outside

Double entrance pillars. Driveway with off-street parking for several vehicles. Flower beds, border hedging. Outside tap to side.

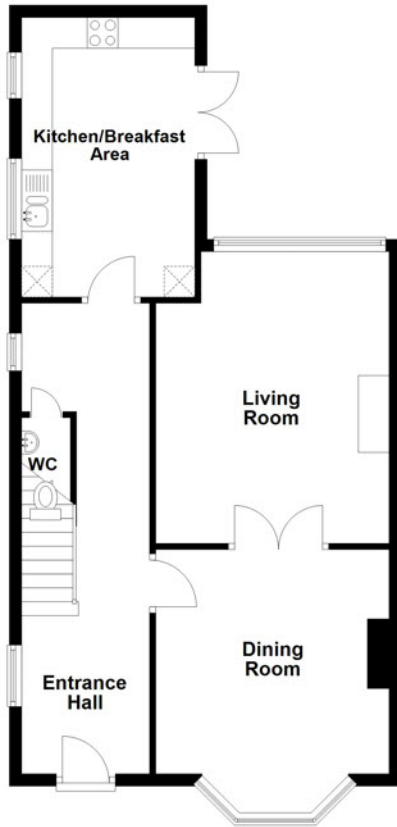
FULLY ENCLOSED REAR GARDEN: Lawn with patio/sitting area.



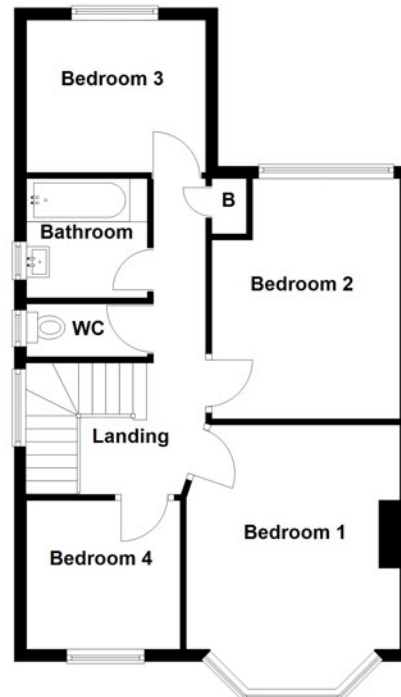
PLEASE NOTE: Timber garage is now in need of demolition and removal.

Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

**Ground Floor**



**First Floor**



**18 Knockhill Park, Belfast**

**Location:**

Heading countrybound through Ballyhackamore on the Upper Newtownards Road, turn right after shops and Bloomfield Collegiate into Knockhill Park. Property is on the left hand side before junction with Green Road.

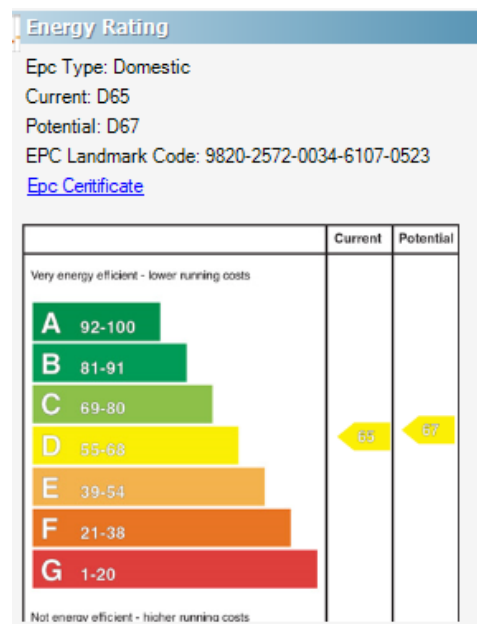
Belfast Branches

Lisburn Road - 028 90 66 3030  
 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.