



## 1 Glenside, Upper Knockbreda Road, Belfast, BT6 9QQ

**Asking Price £725,000**

Glenside is a secluded, residential location just off the Upper Knockbreda Road at the Cregagh junction, however when you approach the house you are surrounded by mature woodland creating a unique feeling of tranquillity so close to all the amenities on offer. The new junction / crossing means accessing the local schools and transport links a breeze, whilst Forestside Shopping Centre is only a 10 minute walk away.

Similar to the location, the house is also unique and offers versatile living accommodation that has to be seen to fully appreciated!

On the ground floor, the full height glazed entrance floods the ground floor with natural light, leading to the ground floor kitchen / dining living, two large double bedrooms and luxury shower suite and utility area. An open tread staircase provides access to the first floor with a superb lounge with wood burning stove and floor to ceiling window overlooking the surrounding woodland, fantastic kitchen / dining / living with glazed sliding doors to Balcony also overlooking the surrounding woodland, master bedroom with beautifully finished en-suite bathroom, a further double bedroom and another luxury shower suite.

Outside the property is approached via a laneway and private driveway leads up to the house and around the back with superb parking and turning ability. The property also benefits from mature gardens to the front and rear that are only complemented by the surrounding woodland.

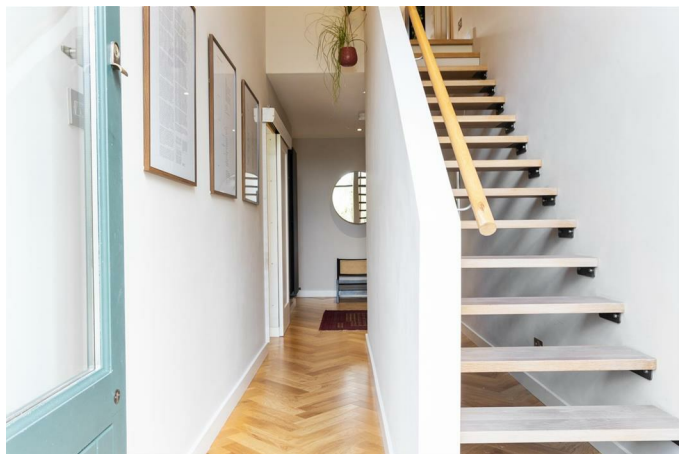
A fantastic, recently refurbished house that would suit those with young and growing family, or those that require self contained accommodation for relatives.

- Completely Refurbished Detached Residence
- Ground Floor Kitchen/Dining/Living
- 1st Floor Lounge (Woodland Views)
- Balcony Overlooking Woodland
- Gas Heating/Double Glazed
- Four Double Bedrooms Master With En-Suite
- Ground Floor Shower Suite & Utility
- Kitchen/Dining/Living
- Shower Suite 1st Floor
- Superb Mature Gardens

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

## The Accommodation Comprises



Glazed wood panelled front door with large fan light to full height reception hall, Oak flooring laid in herringbone style.

## Ground Floor Kitchen/Dining/Living 19'2 x 16'7 (5.84m x 5.05m)

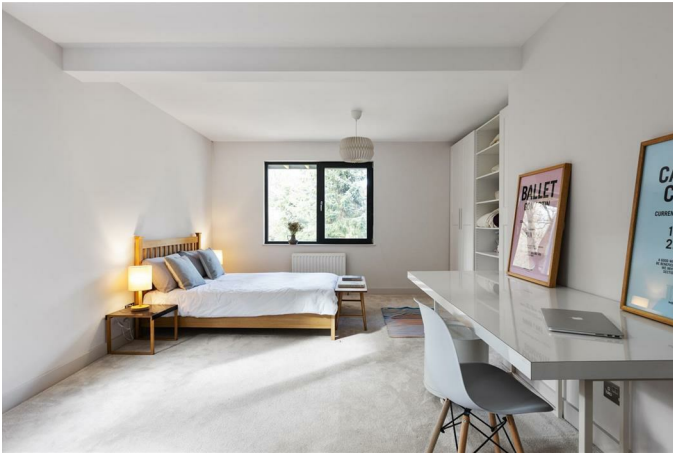


Range of high and low level shaker style units with marble effect work surfaces, single drainer sink unit with mixer taps, built-in 2 ring hob, double oven.  
Oak flooring laid in herringbone style. Contemporary glass fronted wall mounted fire place.  
Glazed door and floor to ceiling windows overlooking front garden and wooded Glen.





**Bedroom Three 21'0 x 14'8 (6.40m x 4.47m )**



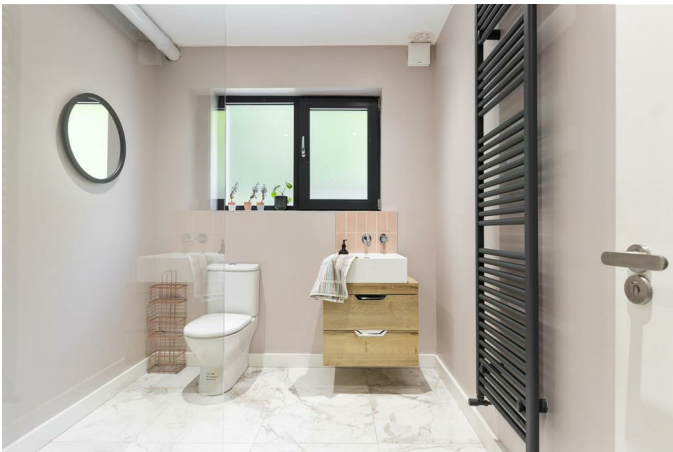
At widest points.

**Bedroom Four 15'7 x 9'5 (4.75m x 2.87m)**



Double built-in robes

**Luxury Shower Suite**



Comprising large wet room style shower with glazed partition, chrome shower unit with wall mounted hand and drench head attachments, wash hand basin with storage below, low flush w/c, part tiled walls and tiled floor, heated towel rail in anthracite.

**Utility Area**

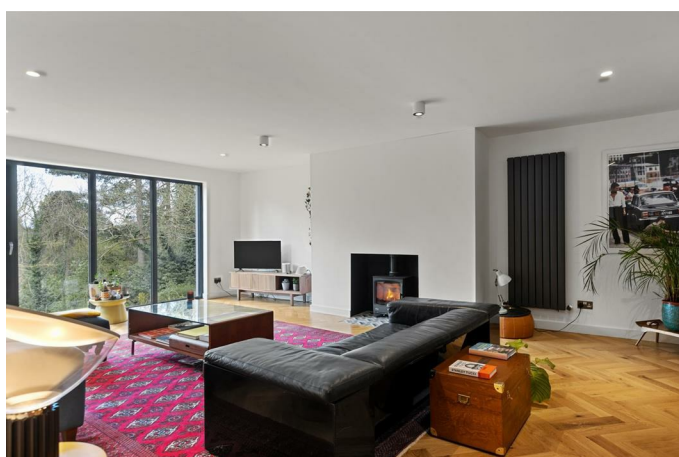
Plumbed for washing machine

## First Floor



Gallery Landing with views out to front garden and towards the wooded Glen.

## Lounge 23'5 x 17'1 (7.14m x 5.21m)



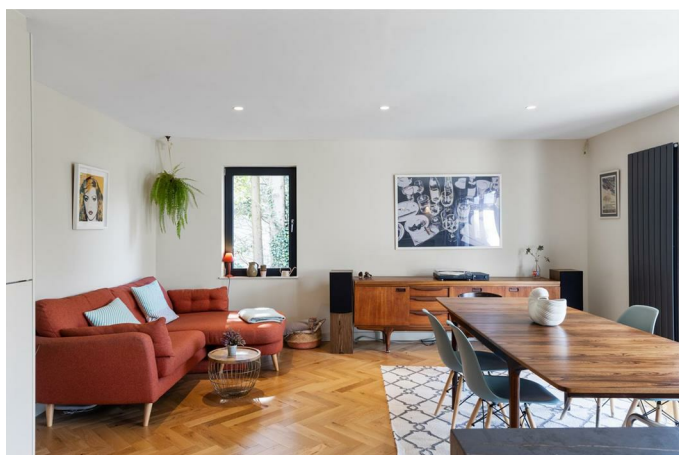
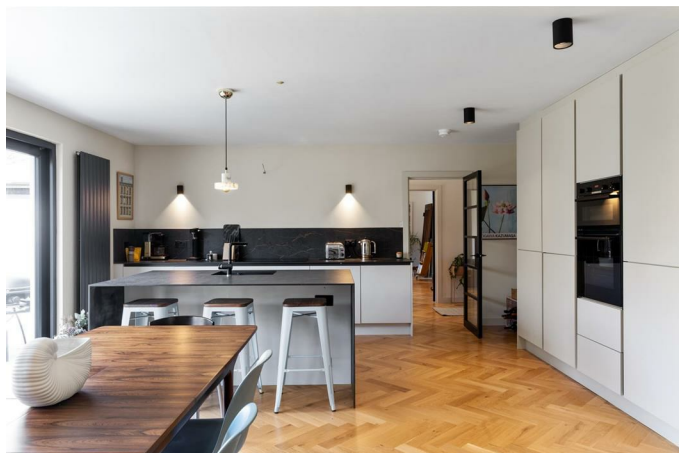
Cast Iron wood burning stove. Oak flooring laid in herringbone style. Inward opening glazed door and glazed side panels providing a superb view over the front gardens and the tree tops in the Cregagh Glen



## Kitchen / Dining / Living 24'8 x 17'0 (7.52m x 5.18m)



Contemporary handleless kitchen offering a fantastic range of fitted units, stone based work surfaces, Induction Hob with down draft extraction system. Bank of fitted units incorporating larder cupboards, integrated fridge freezer oven and grill. Centre island with matching stone work top, breakfast bar and integrated dishwasher. Oak flooring laid in herringbone style. Bi-folding doors providing access to large balcony with superb view over the front gardens and the tree tops in the Cregagh Glen.





**Master Bedroom 15'0 x 12'7 (4.57m x 3.84m)**



**Oak flooring laid in herringbone style.**





### Luxury En-Suite Bathroom



Comprising oval free standing bath wall mounted mixer taps in light gold, sink unit with matching wall mounted mixer taps and storage below, hidden cistern w/c, fully tiled shower with wall mounted drench head, hand shower and controls in matching light gold. Part tiled walls and terrazzo tiled floor.

### Bedroom Two 12'4 x 11'3 (3.76m x 3.43m)



Oak flooring laid in herringbone style

### Luxury Shower Suite



Comprising large walk-in shower cubicle with matte black shower unit with drench head and hand shower attachment, sink unit with matching matte black mixer taps and illuminated vanity mirror above, low flush w/c, part tiled walls, terrazzo tiled floor.

## Outside



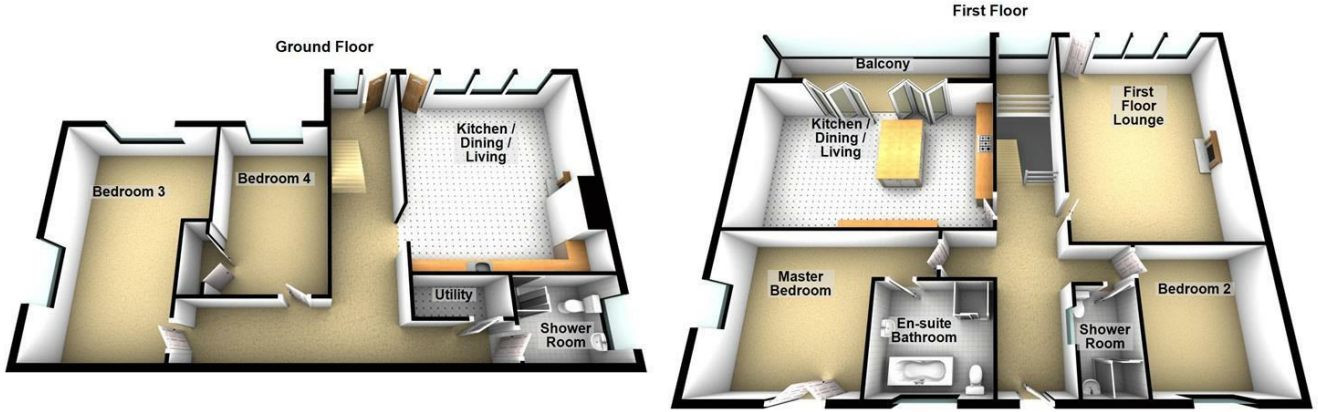
Access from the Upper Knockbreda Road to laneway shared between 1 & 2 Glenside with private driveway leading up to the front and rear of the property. Front gardens laid in lawns range of mature shrubs and trees



## Outside Rear

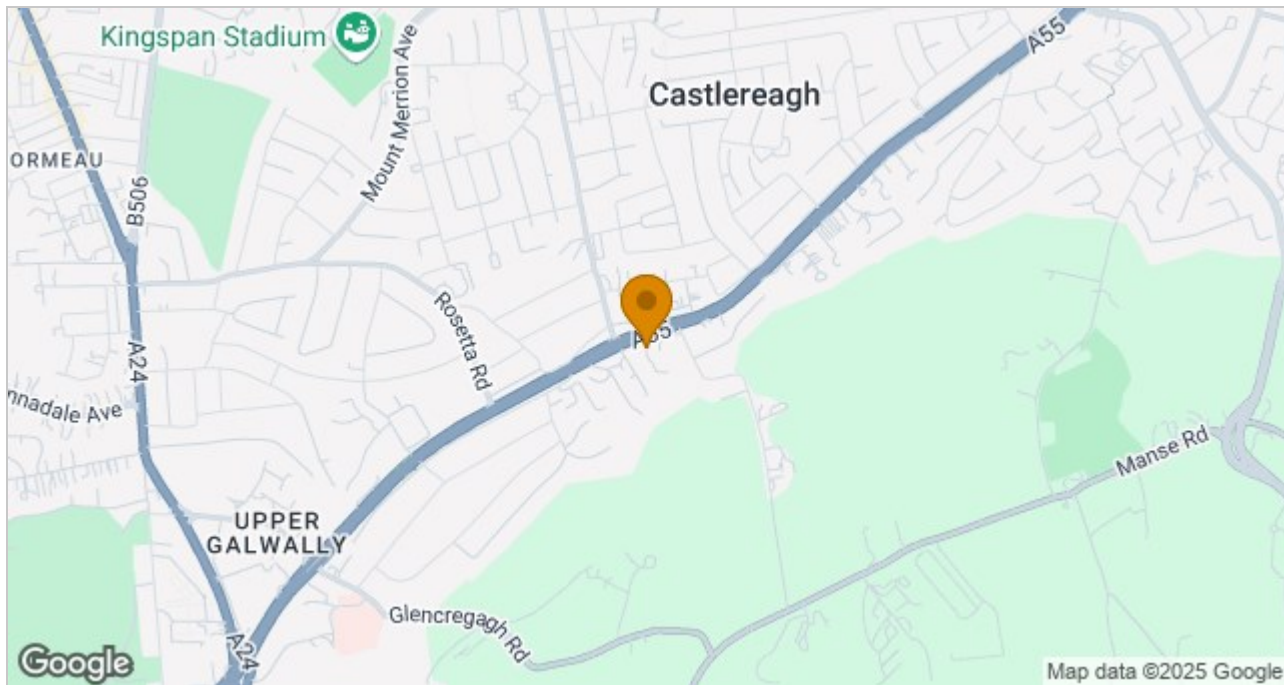


# Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

# Area Map



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