



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

28 Knocknagoney Park, Belfast,
County Antrim, BT4

Guide Price: £145,000

Reeds Rains

reedsrains.co.uk

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Guide Price: £145,000

EPC Rating: D

Knocknagoney Park is a quiet, yet very convenient residential location situated just off the Knocknagoney Road.

An abundance of day to day amenities and attractions are close to hand whilst Belfast City Centre and the surrounding towns are easily accessible for the daily commuter.

Hollywood Town Centre & Ballyhackamore Village are also both a short drive away benefitting from a wide range of shopping facilities, restaurants, eateries and much more.

The property itself boasts bright & very well-proportioned accommodation throughout with the added benefit of a private, landscaped garden to rear.

A fantastic opportunity for a wide range of prospective buyers, particularly those seeking their first home. With this in mind, early internal inspection comes strongly recommended.

uPVC Front Door To Entrance Porch
Ceramic tiled flooring. uPVC door to...

Entrance Hall

Office / Storage Room
6'9" x 6'8" (2.06m x 2.03m)

Lounge
17 x 10
Cast iron wood burning stove with wooden surround.

Fitted Kitchen Open Plan To Dining Area
13 x 10'1" (13 x 3.07m)
One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low

level units with formica work surfaces. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. Recessed spotlighting. Under stairs storage. Ample dining area. Recessed spotlighting. uPVC French doors to enclosed rear garden.

First Floor

Bedroom One
11'7" x 9'10" (3.53m x 3m)
Hot press with lagged copper cylinder and built in storage.

Bedroom Two
10'9" x 9'2" (3.28m x 2.8m)
Built in storage with shelving. Laminated wooden flooring.

Bedroom Three
7'10" x 7'1" (2.4m x 2.16m)
Built in storage.

White Bathroom Suite
Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Fully tiled corner shower cubicle with Mira Sport electric shower unit. Pedestal wash hand basin with chrome mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Extractor fan.

Landing
Access to roof space via slingsby ladder.

Outside
Easy to maintain garden area to front. Enclosed private garden to rear bordered by fencing in lawn and paved patio area. Boiler house with oil fired boiler. uPVC oil tank. Outside tap / light. Outside power points.

CUSTOMER DUE DILIGENCE
As a business carrying out estate agency work, we are required to verify the identity of

both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are

For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.