



## 20 Knockland Park

Belfast, BT5 7AZ

Offers in the region of £174,950



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## Hall

The hall welcomes you with its bright, tiled floor and a glass front door that lets in plenty of natural light. It features a neutral palette with white walls and offers access to the kitchen, living room, and downstairs WC, as well as stairs leading to the first floor.

## Living Room

20' 1" x 11' 5" (6.11m x 3.49m)

This spacious living room is inviting and well-proportioned, with wood-effect flooring and soft spot lighting along the ceiling. The room benefits from French doors that open directly onto the rear garden, creating a lovely connection between indoor and outdoor living spaces. The neutral walls and subtle décor allow for easy personalisation and a cosy atmosphere.

## Kitchen

14' 3" x 7' 6" (4.34m x 2.29m)

The kitchen is a bright and practical space with white cabinetry paired with wood-style work surfaces and a tiled floor. It offers ample storage with a range of cupboards and drawers, and the walls feature a modern tiled splashback. There's space for a small breakfast table, making it ideal for casual dining. A window overlooks the rear garden and a door provides convenient access to the outside.

## W.C.

The downstairs WC is a compact and practical space tiled floor to ceiling in light grey, featuring a toilet and a small hand basin with a mirror above. It is located conveniently just off the hall.

## Bedroom 1

12' 1" x 9' 5" (3.68m x 2.87m)

Bedroom 1 is a well-sized room featuring two windows that allow natural light to fill the space. It is decorated with neutral tones on the walls and has a light wood-effect floor. The room is spacious enough to accommodate a double bed and additional bedroom furniture comfortably.

## Bedroom 2

10' 3" x 9' 1" (3.12m x 2.77m)

Bedroom 2 is another bright double room with a large window overlooking the front of the property. It has a neutral décor with a light coloured floor and provides ample space for a double bed and storage furniture.

## Bedroom 3

10' 8" x 7' 9" (3.25m x 2.37m)

Bedroom 3 is a smaller, cosy room that can be used as a bedroom or a study. It has a window looking out to the rear garden and neutral décor, including a light floor. The room has a built-in wardrobe providing useful storage space.

## Shower Room

5' 9" x 4' 7" (1.76m x 1.39m)

The shower room is a compact but functional space, fitted with a corner shower cubicle, a toilet, and a wash basin. The walls are tiled in a light shade, and there is a window to the side providing ventilation and natural light.

## Landing

The landing on the first floor offers access to all three bedrooms and the shower room. It also allows in natural

light from a window overlooking the front of the property.

### Rear Garden

The rear garden is a well-maintained outdoor space combining a lawn area with a paved patio, perfect for outdoor seating or dining. It is enclosed by fencing and mature hedging, offering privacy and a peaceful atmosphere. The garden enjoys plenty of sunshine and is accessible from the living room through French doors. This house also benefits from car parking to the rear.

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### Road Map



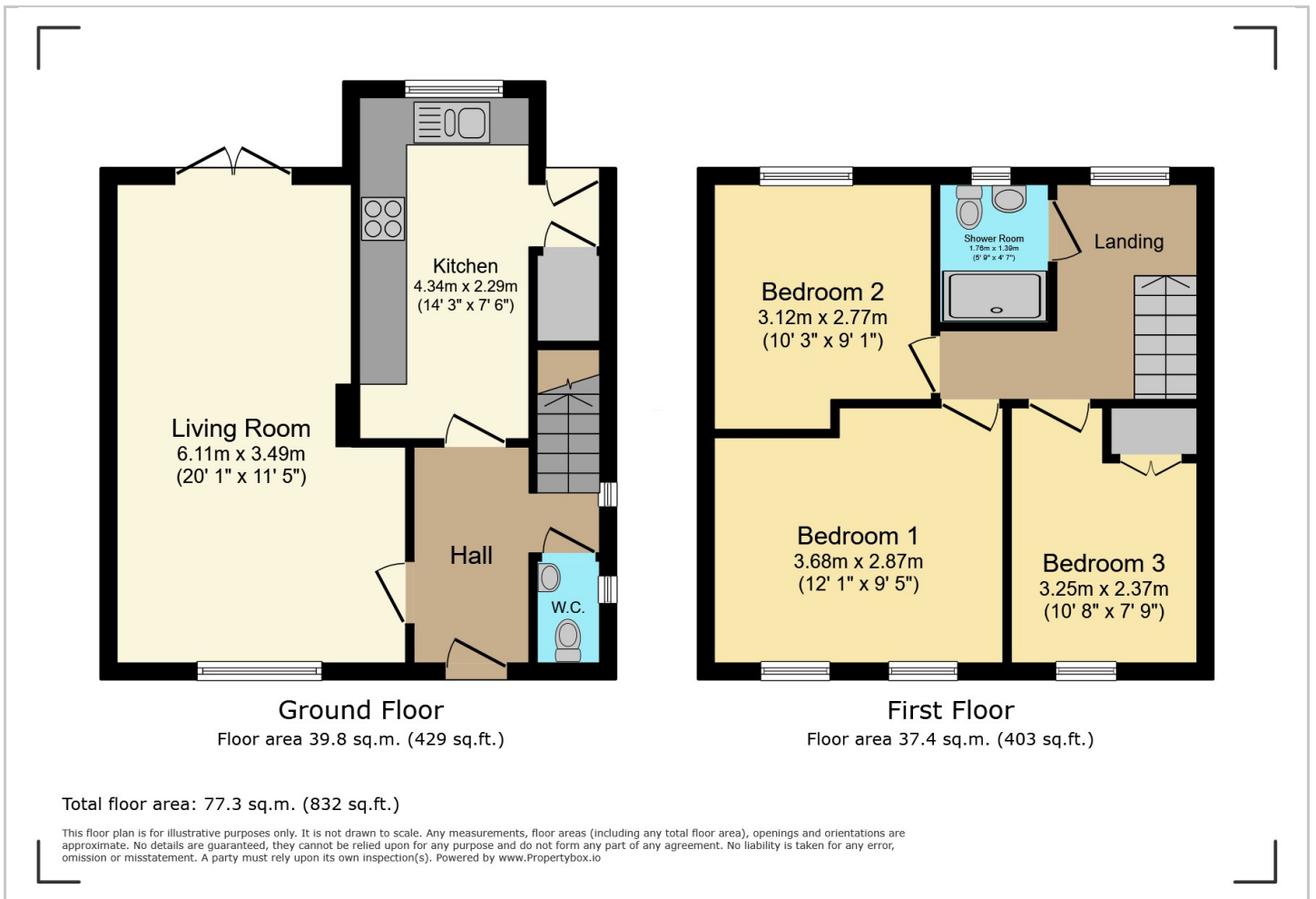
### Hybrid Map



### Terrain Map



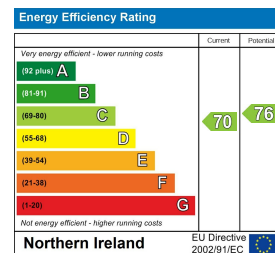
### Floor Plan



### Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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