



2 KNOCKLOFTY PARK

Belfast, BT4 3NA

Offers around **£495,000**



DETACHED | 4  | 2  | 3 

2 Knocklofty Park represents a unique opportunity to acquire a fantastic, detached family home positioned in a highly sought after and convenient address just off the Belmont Road in the heart of East Belfast

This fantastic, detached property offers spacious accommodation with an adaptable layout that will cater for family living. Of particular note, on the ground floor there is a bespoke fitted kitchen with casual breakfast bar dining leading to an open plan living and dining space. The ground floor also comprises of a separate lounge, downstairs WC/utility and an extra reception room which can be used as an office or snug. To the first floor there are four well-proportioned bedrooms, principle with en suite shower room and a contemporary family bathroom.

Number 2 is situated on a level site with a private rear garden laid in lawns with a raised decked area ideal for outdoor entertaining. To the front there is a tarmac driveway and corner garden laid in lawns. The property further benefits from excellent storage, UPVC double glazing and gas fired central heating. Overlooking a small green on the corner of Knocklofty Park and Wandsworth Road, this attractive property has many highly sought after attributes, as well as being walking distance to Belmont and Ballyhackamore Villages. We therefore recommend inspection at your earliest convenience to appreciate all that this fantastic family home has to offer.



KEY FEATURES

- Attractive Detached Family Residence Located in Belmont, East Belfast
- Located on the Prestigious Tree Lined Knocklofty Park with a Fantastic Level Site
- Within the Catchment Area to a Range of Leading Primary and Secondary Schools
- 10 Minute Drive to George Best Belfast City Airport and 15 Minute Drive to Belfast City Centre
- Within Walking Distance to Belmont and Ballyhackamore Villages
- Well Maintained and Presented Throughout
- Entrance Hall
- Bespoke Fully Fitted Kitchen with Casual Breakfast Bar Dining Open Plan to Living and Dining Space with a Cast Iron Wood Burning Stove
- Ground Floor WC/Utility
- Front Lounge
- Separate Reception Room Used as an Office or Snug
- Four Well Appointed Bedrooms, Main Bedroom with Luxurious En-Suite Shower Room
- Family Bathroom with White Suite
- Enclosed Rear Garden with Decked Area Ideal for Outdoor Entertaining
- Tarmac Driveway with off Street Parking for One to Two Cars and a Mature Front Garden
- Gas Fired Central Heating & UPVC Double Glazing
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Reception Porch
- Reception Hall
- Front Reception Room/
Office
15' x 7'5"
- Further Hallway
- Lounge
17'6" x 12'7"
- L-Shaped Living/Dining
Space
21'8" x 18'2"
- Utility Room
- Downstairs WC
- Kitchen
17'9" x 9'6"

First Floor

- Landing
- Family Bathroom
- Bedroom Two
12'2" x 10'2"
- Bedroom One with En
Suite
14'6" x 11'8"
- Bedroom Three
11'7" x 9'8"
- Bedroom Four
10'8" x 7'
- Family Bathroom

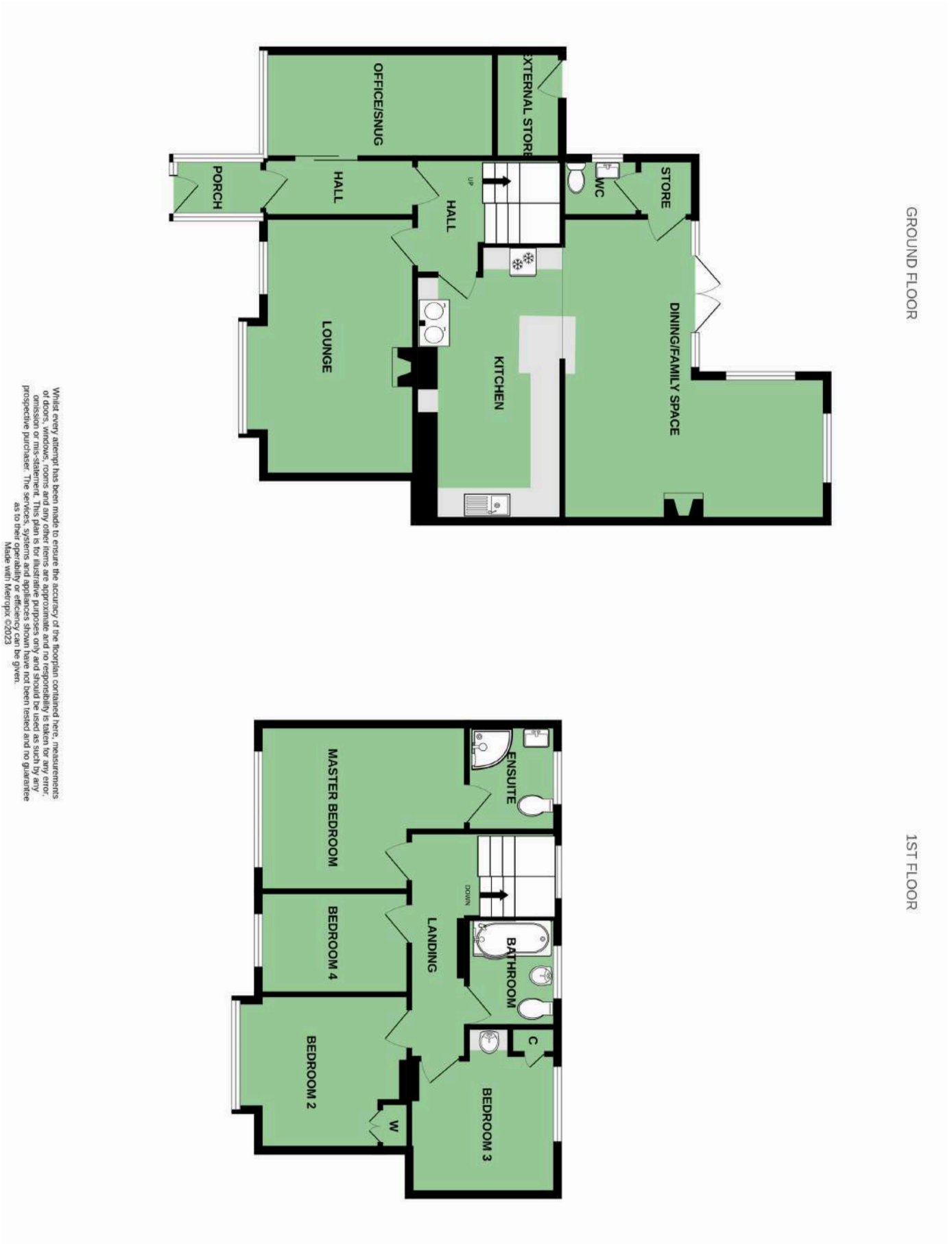
Outside

- Extensive Enclosed Front
Garden
- Corner Garden
- Tarmac Driveway with
Ample Parking
- Enclosed Private Rear
Garden





FLOOR PLANS





DIRECTIONS

Travelling along the Belmont Road, from the Campbell Roundabout, turn left into Pirrie Road and first right into Kinedar Crescent. At the end of the road, turn right onto Knocklofty Park and number 2 is located on the right hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	65	72
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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