

TEMPLETON
ROBINSON



16 Knockdene Park,
Belfast,
BT5 7AD

Offers Over
£925,000

Viewing by
appointment with
& through agent
028 90 650000



Having been the subject of a comprehensive yet sympathetic programme of modernisation in the last few years, this handsome villa therefore requires the purchaser to do little except move in.

As soon as you enter the charming reception hall with its parquet flooring, delightful sitting area and fireplace, you get a feel for the warmth and character the property exudes.

Beautifully presented throughout, there is a wealth of accommodation spread over just two floors. The well-appointed, open plan kitchen is large enough to incorporate casual dining and sitting areas making it an ideal focal point for modern family living.

In turn, it opens out into a private, south-facing rear garden which is perfect for both adults and children alike.

Long regarded as one of Belfast's premier addresses, Knockdene is within a short stroll of both Ballyhackamore and Cherryvalley with their wealth of amenities and eateries. A superb range of leading schools for all ages is also in the vicinity.

It is only upon internal inspection that one can appreciate all this stunning, refurbished home has to offer.



- Handsome detached villa in superb location
 - Option of 5 or 6 bedrooms
- Principal with modern en suite bathroom; further shower room to other bedroom
 - Drawing room with attractive fireplace
 - Additional living room, also with fireplace
- Luxury, open plan kitchen with range of integrated appliances and peninsula
 - Casual dining and sitting areas
 - Utility room
- Family bathroom with contemporary white suite
 - Additional WC downstairs
- Detached double garage with electric door
 - Ample additional driveway parking
 - Mature, private gardens to front and rear
 - Excellent decorative order throughout
 - Natural gas central heating system
- Double glazed windows bar front door and feature window in ensuite
 - Mature front and south-facing rear gardens
- Close to excellent local schools, amenities, parks and glider stops

The Property Comprises:

Ground Floor

Double entrance doors with leaded stained glass fan light above.

ENCLOSED ENTRANCE PORCH: Original internal door, also with leaded stained glass inset and side lights.

RECEPTION HALL: Parquet woodblock, herringbone flooring. Cornice ceiling. Alcove with bench seating and original tiled fireplace and hearth. Access to understairs storage cupboard.

CLOAKROOM: Low flush WC, pedestal wash hand basin. Tongue and groove panelled walls and ceiling. Leaded stained glass windows inset in double glazing.



DRAWING ROOM: 20' 10" x 13' 7" (6.35m x 4.13m) (into bay and at widest points) High, cornice ceiling. Twin aspect. Attractive oak fireplaces with marble inset and hearth, copper canopy.



LIVING ROOM: 17' x 13' 6" (5.18m x 4.12m) (into side bay and at widest points). High cornice ceiling, twin aspect. Feature tiled fireplace and hearth with oak surround.



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KITCHEN/FAMILY/DINING: 30' 1" x 12' 4" (9.16m x 3.75m) (Average). Modern range of high and low level units by "Ballerina" with silestone work surfaces and matching peninsula unit with breakfast bar-style seating. Integrated appliances including Neff double oven, Bora four ring induction hob with downdraft extractor fan. Neff dishwasher, full height Siemens fridge. Pull out recycling bin system. Blanco underhung stainless steel sink unit with mixer tap. Sliding patio door to side. Open plan to:



DINING: 16' 6" x 9' 7" (5.04m x 2.93m) Sliding patio doors to patio and garden. Door to:



REAR PORCH: Door to garden. Door to:

STORE/BOILER ROOM: Worcester natural gas boiler (installed 2022).

UTILITY ROOM: 9' 5" x 6' 9" (2.87m x 2.05m) Arch to main kitchen area. Matching units and work surface. Additional integrated Neff fridge. Larder cupboard with pull out drawers. Door to:

FURTHER ROOM: 9' 3" x 5' 2" (2.82m x 1.57m) Plumbing for washing machine, space for tumble dryer, freezer etc.

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First Floor Return

Walk-in hotpress.

BATHROOM: White suite comprising panelled bath with telephone hand shower, low flush wc, wash hand basin with storage underneath. Separate shower enclosure with chrome controls. Fully tiled walls, ceramic tiled floor, heated towel rail/radiator.



BEDROOM (6): 11' 10" x 7' 10" (3.61m x 2.39m)



BEDROOM (5): 13' 11" x 9' 9" (4.23m x 2.96m)



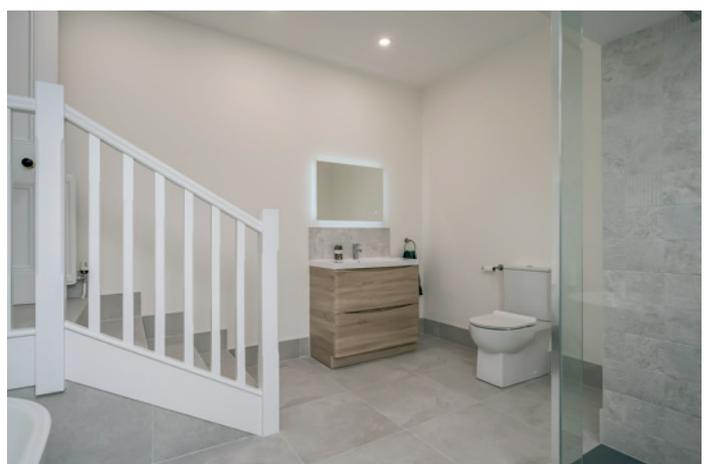
LANDING: Accessed via pull-down ladder to mostly floored roofspace with light.



PRIMARY BEDROOM: 17' 1" x 13' 8" (5.2m x 4.16m) (into bay and at widest points). Door to:



ENSUITE BATHROOM: Comprising free standing bath, wash hand basin with tiled splashback and storage underneath. Low flush wc, walk-in shower enclosure with chrome controls, part tiled walls, ceramic tiled floor. Feature, circular stained glass window.



BEDROOM (2): 15' 11" x 12' 6" (4.86m x 3.81m) (at widest points). Cornice ceiling, twin aspect.
Mirrored door to:

ENSUITE SHOWER ROOM: Tiled shower cubicle with Mira Excel shower, wash hand basin with storage underneath.



BEDROOM (3): 19' 3" x 13' 4" (5.87m x 4.06m) (into bay and at widest points). Cornice ceiling, twin aspect.



BEDROOM (4): 13' 6" x 9' 7" (4.11m x 2.91m) (Average). Cornice ceiling.



Outside

DETACHED GARAGE: 22' 8" x 17' 9" (6.91m x 5.42m) Roller shutter, electric, remote control door. Power and light, door to garden.

FRONT GARDEN: In lawn with well-stocked flowerbeds offering superb degree of natural screening and privacy.

Matching path to side leading to:

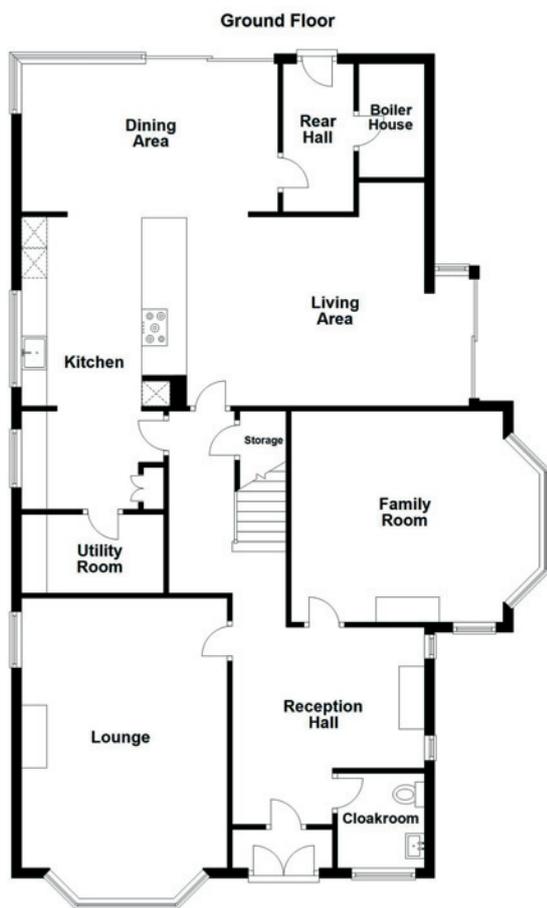
REAR GARDEN: South-facing with lawn and abundance of plants, trees and flowering shrubs in various beds.

Matching patio area. Gate to driveway.



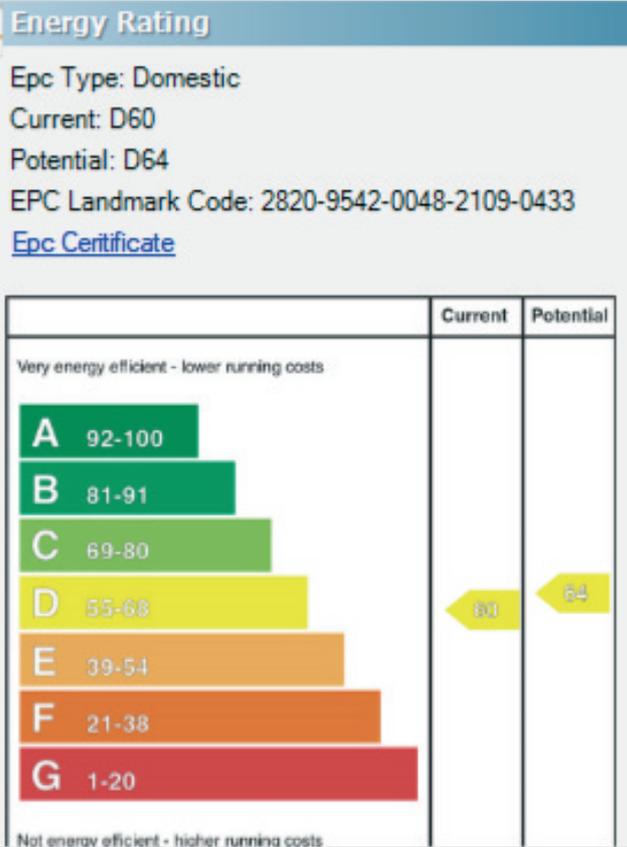


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Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

16 Knockdene Park, Belfast



Location:

Go over Knock Road on the Kings Road and take first left after lights (and before Cabin Hill Park) into Knockdene Park. Property is on the right hand side about halfway down.

Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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