



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

42 Knocknagoney Park, Belfast,
County Antrim, BT4

Offers Over: £145,000

 **Reeds Rains**

reedsrains.co.uk

42 Knocknagoney Park, Belfast, County Antrim, BT4

Offers Over: £145,000

EPC Rating: C

Positioned within a very popular residential location is this excellent semi-detached home.

Albeit in need of cosmetic updating throughout, this superb property boasts excellent internal accommodation coupled with a large private garden area to rear - ideal for children at play and outdoor entertaining.

Knocknagoney Park has a proven track record, particularly those seeking their first home or young family buyers alike due to this hugely convenient residential location.

Tesco Superstore at Knocknagoney, Holywood Exchange and Retail Park and Holywood Town Centre are only some of the many noteworthy attractions close to hand.

Belfast City Centre and the surrounding towns are also easily accessible for the daily commuter.

With many selling points on offer, early consideration to view is strongly advised.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Under stairs storage. Laminated wooden flooring.

Lounge Open Plan To Dining Area

17'10" / 13'2" (5.44m / 4.01m)

At widest points. Feature fireplace with wooden surround and tiled hearth. Laminated wooden flooring.

Fitted Kitchen

11'1" / 10'11" (3.38m / 3.33m)

One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low

level units with wood effect work surfaces. Integrated four ring gas hob and built in oven with integrated extractor hood. Plumbed for washing machine. Space for fridge / freezer. Plumbed for dishwasher. Vented for tumble dryer. Fully tiled walls. Ceramic tiled flooring. Pine ceiling. Built in storage cupboard. uPVC door to enclosed rear garden.

First Floor

Bedroom One

12'2" / 9'6" (3.7m / 2.9m)

Laminated wooden flooring.

Bedroom Two

11'2" / 7'11" (3.4m / 2.41m)

Built in storage cupboard with gas fired boiler.

Laminated wooden flooring.

Bedroom Three

9'7" / 5'10" (2.92m / 1.78m)

Built in wardrobe. Laminated wooden flooring.

Luxury Shower Room

Comprising PVC panelled shower cubicle with thermostatically controlled shower unit.

Pedestal wash hand basin with chrome mixer tap. PVC panelled walls and ceiling. Recessed spotlighting.

Separate Low Flush W/C

Fully tiled walls. Pine ceiling.

Landing

Built in storage cupboard with shelving.

Access to roof space.

Outside

Well tended garden to front in loose stones and flower beds. Side access. Enclosed private garden to rear bordered by fencing in lawn and paved patio area. Outside tap / light. Garden shed.

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 Carrmonee 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 operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.

For full EPC please contact the branch.