



7 Knockbracken Crescent, Saintfield Road, Carryduff, BT8 8DB

Asking Price £220,000

Knockbracken Crescent, is situated just off Manse Road in Carryduff, close to transport links and convenience shopping at the recently opened Nicholl garage with a Centra and the established Brackenvale Garage.

Internally the property comprises, spacious lounge to the front with stone fire place, fitted kitchen / dining to the rear that is open to sun room with vaulted ceiling. From the kitchen access is also provided to the snug that benefits from having a wood burning stove and links the house to the garage. In addition there are two double bedrooms and a bathroom suite. From the hallway there is a fold down ladder that provides access to the roof space that has been floored and separated into two separate areas, with skylights, and has been plumbed for a sink unit and w/c, however this work was completed over 10 years ago and does not have Building Control Approval.

This is a superb home in a great location that would suit not only those specifically wanting a bungalow, but also those wishing to take advantage of creating more space by converting the roof space (subject to building control approval).

- Detached Bungalow
- Spacious Lounge To The Front
- Access To Snug Area with Wood Burner That Links The House To The Garage
- Mature Front Gardens
- Attached Garage
- Two Double Bedrooms
- Fitted Kitchen Dining Open To Sun Room With Vaulted Ceiling
- Oil Heating/Double Glazed
- Driveway With Ample Parking
- Enclosed Patio Area To Rear Bordered By Timber Fencing

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		35	62
EU Directive 2002/91/EC			

Entrance Hall



Entrance porch. Pvc glass panelled front door with glazed side panel. Entrance hall. Timber flooring. Double built-in storage that houses the fold down ladder that provides access to roof space.

Lounge 18'4 x 12'0 (5.59m x 3.66m)



Stone fire place with granite inset and hearth, housing open fire with back burner.





Fitted Kitchen/Dining 22'3 x 12'0 (6.78m x 3.66m)



At widest points. Full range of high and low level units, glazed cabinets, formica work surfaces, overhead extractor fan, plumbed for washing machine and dishwasher, single drainer stainless steel sink unit with mixer tap, part tiled walls, tiled floor.





Sun Room 11'8 x 8'8 (3.56m x 2.64m)



Vaulted ceiling, tiled flooring continued from kitchen, access to rear.

Snug 14'6 x 8'8 (4.42m x 2.64m)



Tiled floor. Wood burning stove, access to rear and garage.

Bedroom One 15'4 x 11'10 (4.67m x 3.61m)



Built-in storage.

Bedroom Two 12'0 x 9'7 (3.66m x 2.92m)



White Bathroom Suite



Comprising tiled panelled bath, pedestal wash hand basin with mixer tap and storage below, low flush w.c tiled walls and tiled flooring.

Roof Space

The roof space is accessed via a fold down ladder in the hallway and has been separated into two areas with sky light window. Toilet and sink unit.

Outside Front



Front gardens laid in lawns with a range of mature plants and shrubs. Driveway with ample parking leading to attached garage.

Attached Integral Garage 17'6 x 10'0 (5.33m x 3.05m)

Roller door. Light with power.

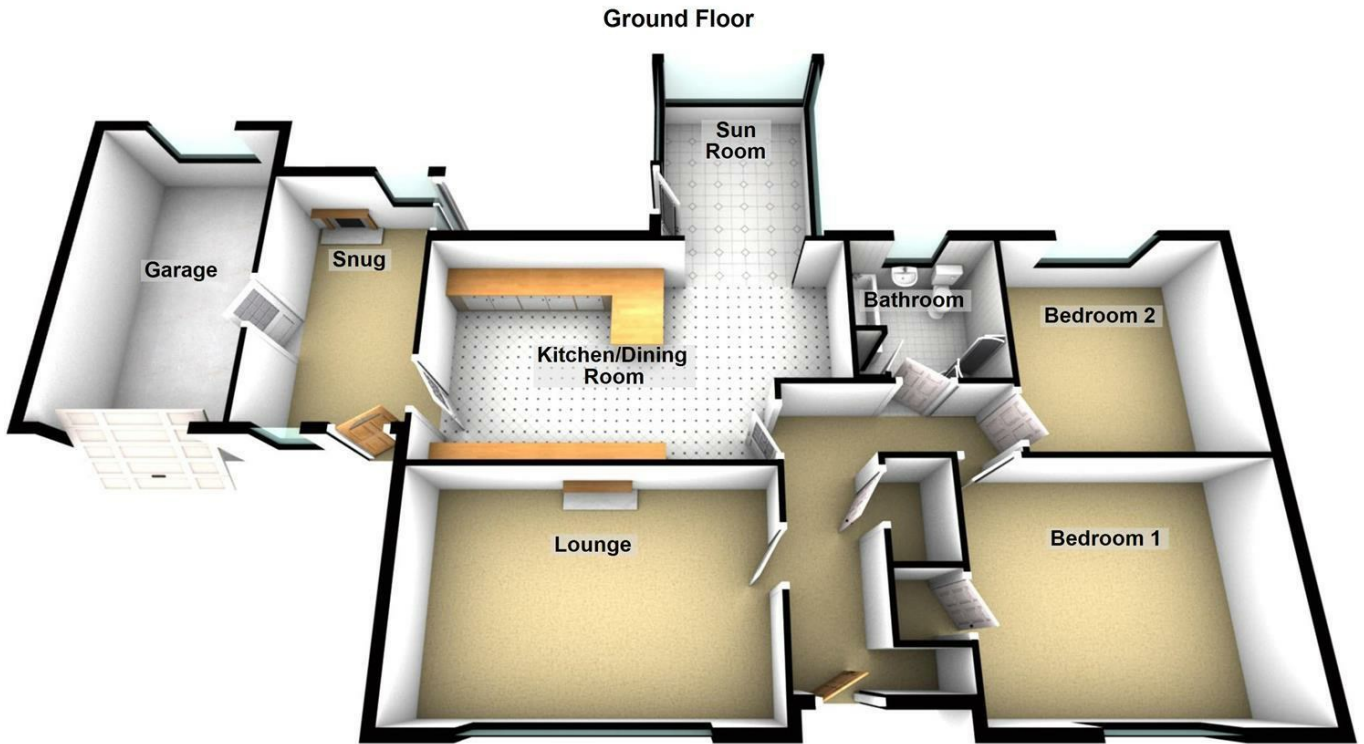
Outside Rear



Enclosed rear with flagged patio area, storage shed, access to side.

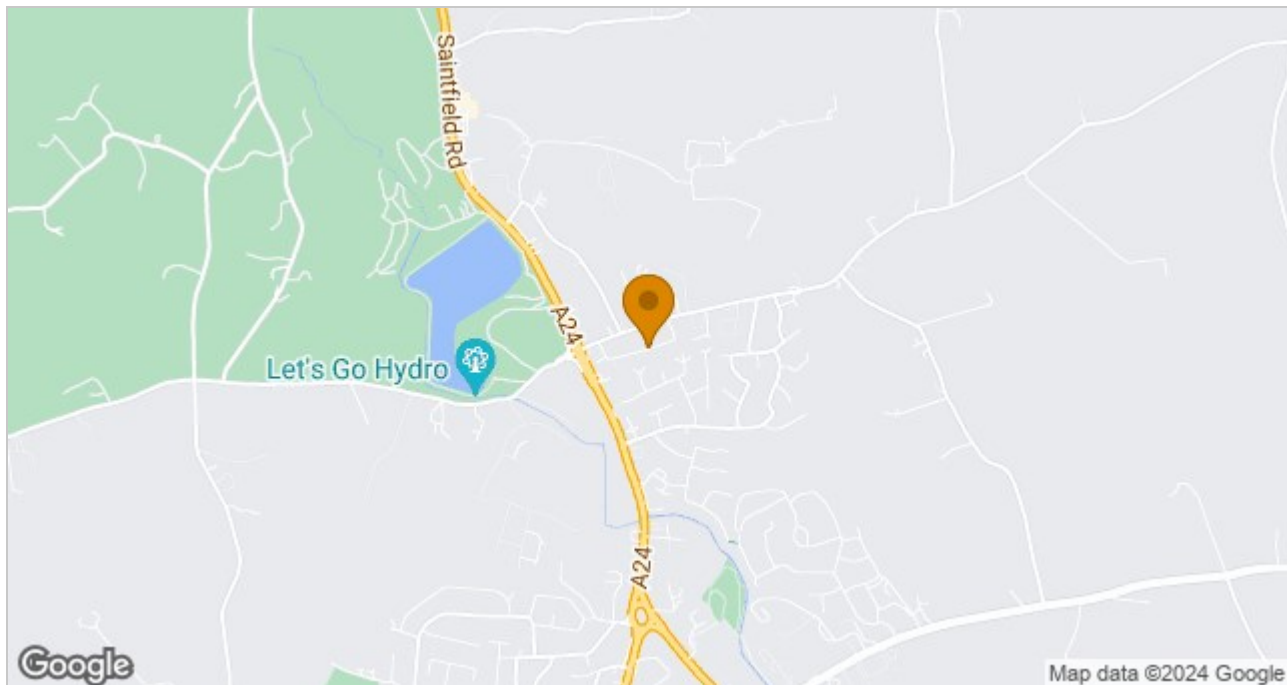


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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