

GERARD MCCLINTON  
ESTATE AGENT



41 Upper Knockbreda Road, Belfast, BT6 0NA

Offers over £415,000



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# 41 Upper Knockbreda Road

Belfast, BT6 0NA

- Attractive 1910 Built Detached Residence in Prime "Rosetta" • 4 Bedrooms
- 3 Reception Rooms
- Spacious Dining Kitchen With Range of Integrated Appliances
- Separate Utility Room and Ground Floor WC
- Modern First Floor Family Bathroom Suite
- Stunning Period Features Including Stained Glazing & Wood Panelling
- New Gas Central Heating Boiler (Warranty Included)
- Beautiful Site with Mature Trees, Shrubs & Ample Off Street Parking To Front
- Large Rear Decked and Paved Garden Ideal for Entertaining

This fantastic property, located in the highly sought after "Rosetta" area of Belfast will be perfect for a variety of buyers, especially those looking for a charming family home with character and convenience to the city centre.

You can still enjoy many of the original features of the property, which make it a great example of a period home that is ideal for modern family life. With three reception rooms, there is plenty of space for your family to relax, play, and live comfortably.

The downstairs area includes an entrance hall with an attractive tiled floor, a lounge and separate living room, both with solid wood flooring and feature fireplaces. There is a formal dining room to the rear, with garden views, an excellent kitchen with integrated appliances and ample dining space. For convenience, there is a separate utility room with plumbing for white goods, and a downstairs toilet with a two-piece white suite. Upstairs, you'll find a lovely landing area with a stained glass window, four well-proportioned bedrooms - all with built-in storage, and a modern bathroom with a three-piece white suite including bath with shower over.

Outside, the front of the property offers privacy with hedging and mature trees, and a spacious brick paved driveway with parking for several cars. The rear of the property features a secluded patio and a raised decked area, perfect for entertaining.

The area is home to a number of highly regarded primary and secondary schools and benefits from excellent transport links to the city centre. Local amenities include Forestside Shopping Centre, Ravenhill Rugby Ground, and Ormeau Park.



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## Entrance Hall

**Reception 1** 15 x 10'10 (4.57m x 3.30m)

**Reception 2** 15 x 10'10 (4.57m x 3.30m)

**Dining Room / Rec 3** 10'11 x 9'10 (3.33m x 3.00m)

**Dining Kitchen** 15'11 x 12'0 (4.85m x 3.66m)

**Utility Room** 22'11" x 16'4" (7 x 5)

**WC** 6 x 2'10 (1.83m x 0.86m)

## First Floor Landing

**Bedroom 1** 12'11 x 10'10 (3.94m x 3.30m)

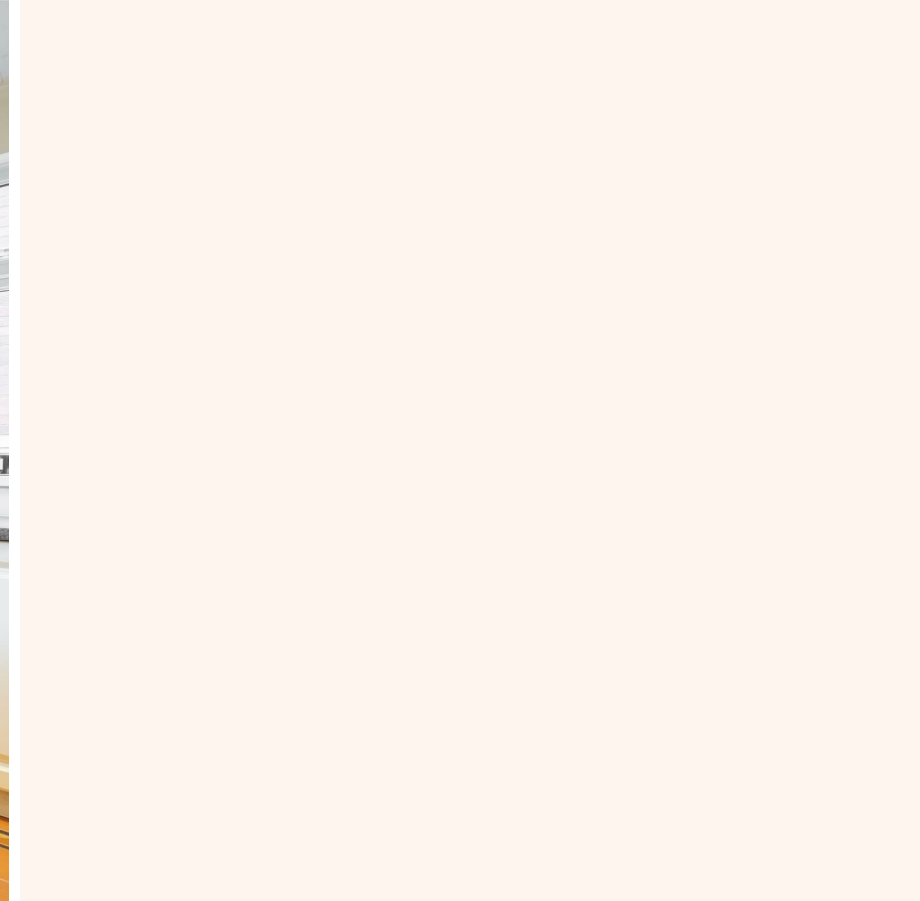
**Bedroom 2** 13 x 9'10 (3.96m x 3.00m)

**Bedroom 3** 10'10 x 9'10 (3.30m x 3.00m)

**Bedroom 4** 9'10 x 7'05 (3.00m x 2.26m)

**Bathroom** 8 x 6 (2.44m x 1.83m)

**Outside**



## Directions





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## Floor Plans



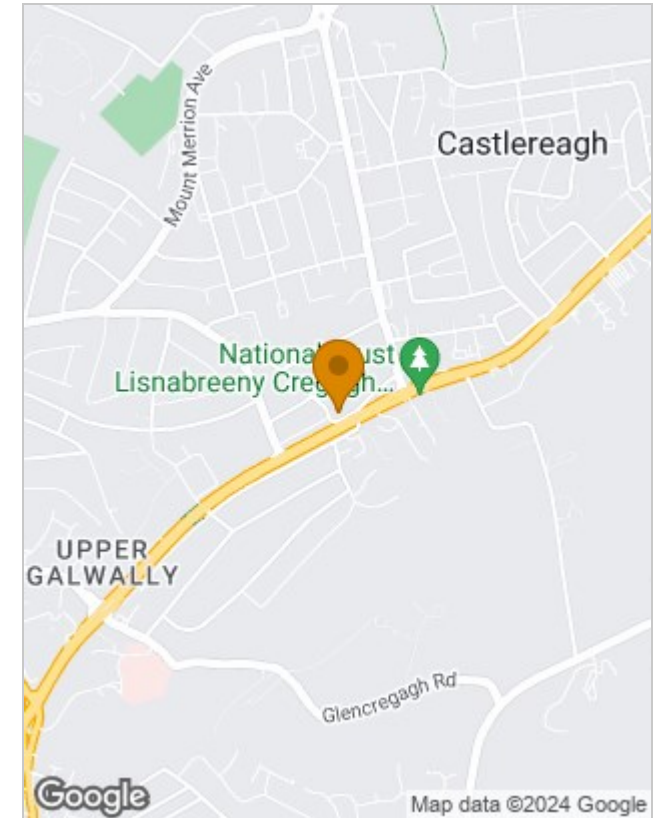
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

