



A delightful renovated and extended semi-detached cottage of approximately 100 years old with superb views to the front over the countryside to the south and Mourne Mountains. Conveniently situated for those seeking good commuter access to Belfast City and yet still benefitting from a rural feel. The internal presentation and overall charm of this fine home will have wide ranging appeal.

The accommodation comprises on the ground floor, a reception room with gallery landing, living room, kitchen, dining room, (potential guest bedroom), ground floor bathroom and separate utility room. Upstairs are two well-proportioned bedrooms and an ensuite wc off the principal bedroom. In addition the property benefits from PVC framed double glazed sash windows, oil fired central heating with a parking area to the front and enclosed rear garden with outhouses.

We can highly recommend an internal inspection for prospective purchasers.

Offers Over
£205,000

Honeysuckle Cottage,
40 Knockbracken Road,
BELFAST,
BT8 6SE

Viewing by
appointment
through agent
028 9066 3030

- An exceptional semi-detached cottage of approximately 100 years old
- Modernised and extended in recent years
- Outstanding internal presentation and delightful overall ambiance
- Living room with feature cast iron fireplace with gas coal effect fire
- Excellent modern kitchen and spacious bathroom on ground floor with utility room off
- Dining room (potential ground floor bedroom)
- Two main first floor bedrooms (Principal with ensuite wc)
- Off road parking to front of property
- Good sized enclosed garden area to rear
- Majority PVC framed double glazed windows



The Property Comprises:

Ground Floor

ENTRANCE HALL: Porcelain tiled floor, vaulted ceiling, feature beam overlooked by gallery landing.

LIVING ROOM: 14' 6" x 13' 11" (4.42m x 4.24m) Cast iron fireplace surround and mantle, gas coal effect fire, tiled hearth, beamed ceiling, partially tongue and groove walls.

KITCHEN: 15' 0" x 8' 0" (4.57m x 2.44m) Excellent range of modern high and low level units, integrated fridge, four ring gas hob, single drainer one and a half bowl moulded sink unit, extractor fan over hob, electric under oven, chinese slate floor.

DINING ROOM: 13' 5" x 7' 10" (4.09m x 2.39m)

Feature solid oak flooring and cornice ceiling.

BATHROOM: Partially tongue and groove walls, wooden panelled bath, low flush wc, pedestal wash hand basin, sanded and varnished floorboards.

Heated towel rail.

UTILITY ROOM: Plumbed for washing machine, Belfast sink, built-in cupboard space and hotpress.



First Floor

PRINCIPAL BEDROOM: 15' 0" x 8' 6" (4.57m x 2.59m) (into beam).

ENSUITE WC: Low flush wc, wash hand basin in vanity unit, built-in robe.

GALLERY LANDING: Study area.

BEDROOM (2): 15' 0" x 7' 0" (4.57m x 2.13m)



Outside

Enclosed off road parking area to front.

Excellent enclosed garden to rear with outhouse and boiler house.



Telephone 028 9066 3030

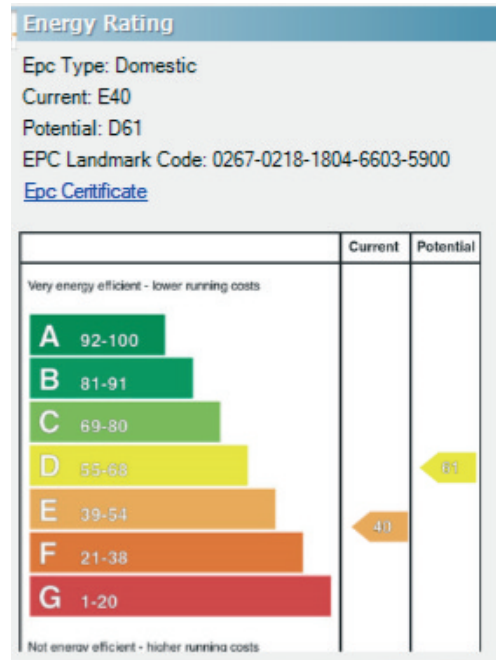
www.templetonrobinson.com



Location:

Heading out of Belfast on Saintfield Road past health centre
turn left onto Knockbracken Road.

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



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