



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

84 Knocknagoney Park,
Belfast,
County Antrim, BT4

Guide Price: £134,950

 **Reeds Rains**

reedsrains.co.uk

84 Knocknagoney Park, Belfast, County Antrim, BT4

Guide Price: £134,950

EPC Rating: D

Enjoying a prominent position within this very popular residential location is this superb end terrace property.

Internally offers bright, well presented and easy to maintain accommodation throughout - an ideal acquisition for those seeking their first home.

Outside there is easy to maintain garden areas to front & rear with off street car parking which is very unique within this area.

Tesco Superstore at Knocknagoney, regular public transport links and Holywood Exchange & Retail Park are all within walking distance whilst Belfast City Centre is easily accessible for the daily commuter.

Chain free & ready to go, this fantastic property is a must view within today's market.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Laminated wooden flooring.

Lounge Open Plan To Dining Area

17'9" / 9'10" (5.4m / 3m)

Modern Fitted Kitchen

10'9" / 8 (3.28m / 8)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and level units with stainless steel door furniture and wood effect work surfaces. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. Ceramic tiled flooring. uPVC door to enclosed rear garden.

First Floor

Bedroom One

15 / 8'10" (15 / 2.7m)

Built in wardrobe. Laminated wooden flooring.

Bedroom Two

9'11" / 8'7" (3.02m / 2.62m)

Shower Room

Comprising fully tiled corner shower cubicle with Triton electric shower unit. Vanity unit with inset sink and chrome dual mixer tap with tiled splash back. Dual flush w/c. Hot press with lagged copper cylinder and storage above. Heated towel rail. PVC ceiling.

Landing

Access to roof space.

Outside

Well tended garden to front and side in lawn and shrubbery. Easy to maintain garden to rear & off street car parking. Boiler house with oil fired boiler. uPVC oil tank. Outside tap / light.

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 Carnmoney 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.