




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

6 Knocknagoney Road,
Belfast,
County Antrim,
BT4

Guide Price: £149,950

 **Reeds Rains**

reedsrains.co.uk

Knocknagoney Road, Belfast, County Antrim, BT4

Guide Price: £149,950 To be advised

Council Tax Band:

EPC Rating: D

Enjoying a delightful aspect, within walking distance to a fantastic array of amenities and attractions is the beautiful, red brick Semi-Detached home.

Internally has undergone a "mini" refurbishment to include new kitchen, bathroom and complete re-decoration throughout.

Of particular note is the large garden area to rear in lawn and patio, a perfect space to enjoy in the Spring / Summer months.

Direct access to Belfast City Centre & the surrounding towns are easily accessible via the main arterial routes and regular public transport links.

Tesco superstore at Knocknagoney, Holywood Exchange and Retail Park and both Belmont and Ballyhakamore Villages are also all close to hand.

Early internal inspection comes strongly recommended.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Under stairs storage. Laminated wooden flooring.

Lounge Open Plan To Dining Area

17'8" / 13'1" (5.38m / 4m)

At widest points. Ample dining area. Serving hatch. Laminated wooden flooring.

Stunning Fitted Kitchen

11'2" / 10'9" (3.4m / 3.28m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with stainless steel door furniture and wood effect work surfaces. Integrated four ring electric hob and built in oven with integrated extractor hood. Plumbed for washing machine. Space for fridge / freezer. Built in larder cupboard with shelving. Laminated wooden flooring. uPVC door to enclosed rear garden.

First Floor

Bedroom One

13'2" / 9'5" (4.01m / 2.87m)

Bedroom Two

11'2" / 7'9" (3.4m / 2.36m)

Built in storage.

Bedroom Three

9'5" / 9'2" (2.87m / 2.8m)

White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Redring electric shower unit. Vanity unit with inset sink and splash back. PVC panelled walls and ceiling. Extractor fan. Chrome heated towel rail.

Separate Dual Flush W/C

PVC Panelled walls and ceiling.

Landing

Hot press with lagged copper cylinder and storage above. Access to roof space.

Outside

Well tended gardens to front in loose stones. Side access. Large private garden to rear bordered by fencing in lawn, flower beds and paved patio area. Boiler house with oil fired boiler. uPVC oil tank. Outside tap. Outside storage.

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.

For full EPC please contact the branch.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.