

simon**BRIEN**
RESIDENTIAL

28 Knightsbridge Manor,
Belfast, BT9 5ET



Asking Price £595,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES:

- Well Presented Detached Bungalow In Sought After BT9 Development
- Suited To The Growing Family Or Those Downsizing
- Spacious Living Room With Bay Window And Fireplace
- Separate Family Room With Feature Fireplace
- Family Kitchen / Dining Area With Sliding Patio Door To Garden
- Four Bedrooms, Master With Ensuite Shower Room
- Family Bathroom
- Gas Fired Central Heating, Full Double Glazing
- Driveway Parking,
- Car Charger
- Integral Garage
- Private Enclosed Gardens In Lawns, Patio Areas, Shrub Beds, Bordered By Hedging
- Excellent Location Within Minutes Of Leading Schools, Transport Networks And Access To Lagan Tow Path

SUMMARY:

This well presented detached bungalow will be popular on the open market with those downsizing or families wanting to set up home in the popular Stranmillis area.

The internal accommodation offers two reception rooms, kitchen / dining area with sliding patio door to garden, four bedrooms, master with ensuite shower room and family bathroom. Outside, there are gardens to the front and rear in lawns, patio areas, and shrub beds and an integral garage.

All in all a fine home set within a private cul-de-sac location yet within minutes of all of the amenities of BT9.

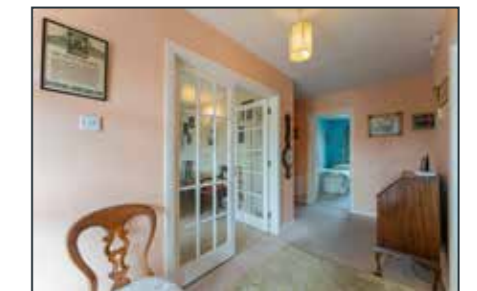
Viewing is highly recommended. Please contact our South Belfast office on 028 9066 8888.



GROUND FLOOR

ENTRANCE HALL:

Cloakroom and separate store, large hot press.



LOUNGE:

20' 6" x 12' 7" (6.25m x 3.84m)

Open fire, tiled surround and mahogany mantle.



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FAMILY ROOM:
14' 0" x 10' 2" (4.27m x 3.1m)



BEDROOM (1):
14' 0" x 10' 0" (4.27m x 3.05m)

ENSUITE SHOWER ROOM:

Electric shower, low flush WC, wash hand basin, chrome heated towel rail, extractor fan, half tiled walls, ceramic tiled floor.



KITCHEN WITH DINING AREA
20' 8" x 13' 0" (6.3m x 3.96m)

High and low level units, 1 1/2 tub stainless steel sink unit, split level double oven and hob, extractor hood, partly tiled walls and tiled floor, sliding patio door to garden.



BEDROOM (2):
14' 0" x 10' 0" (4.27m x 3.05m)

Built-in wardrobe,



BEDROOM (3):
11' 2" x 9' 4" (3.4m x 2.84m)



BEDROOM (4):
10' 3" x 10' 0" (3.12m x 3.05m)





BATHROOM:

White suite comprising of bath, low flush WC, wash hand basin, chrome heated towel rail, extractor fan, fully tiled walls and tiled splash back.



ROOFSPACE:

Storage

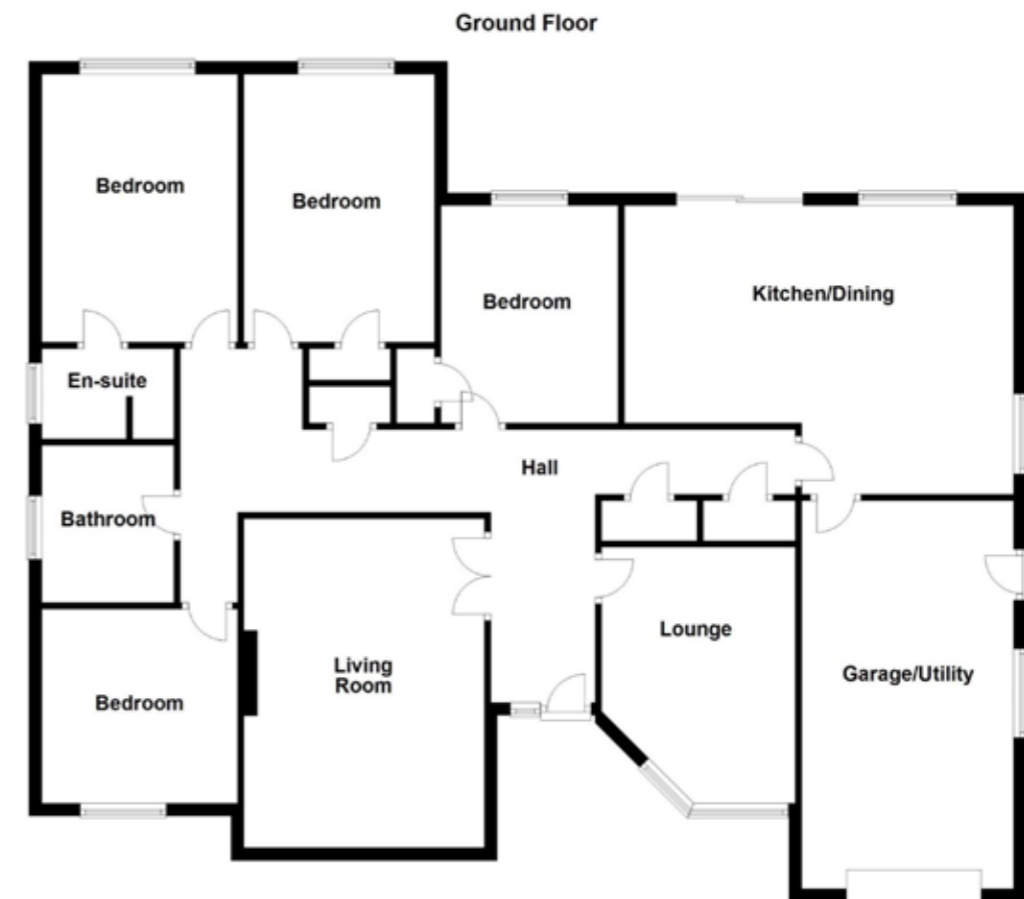
INTEGRAL GARAGE:

20' 10" x 10' 8" (6.35m x 3.25m)

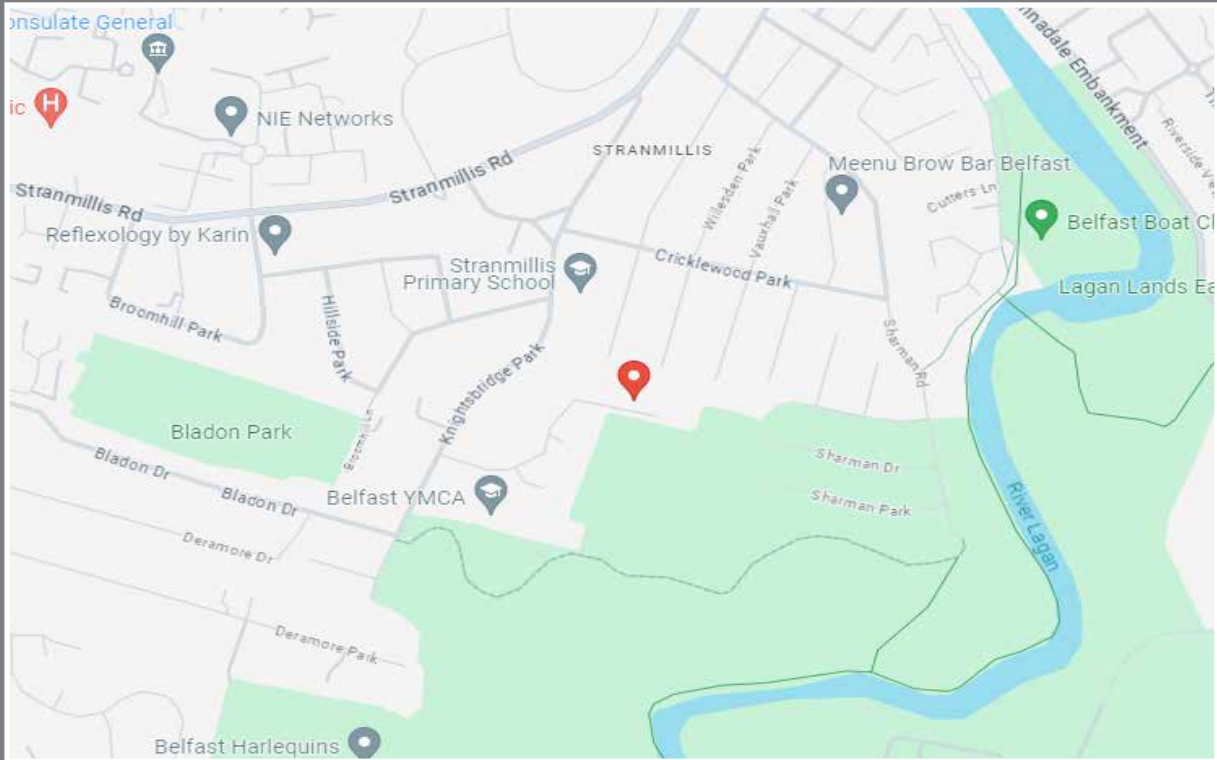
Sealed floor, plumbed for washing machine, up and over door.

OUTSIDE

Enclosed to the rear, laid in lawns, car charger, outside tap and lights.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/F/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	67 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 5634-2226-5300-0250-9222

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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