



## 48 Knightsbridge Park, Belfast, BT9 5EH

**Price Guide £550,000**

We are pleased to offer for sale this attractive, detached property located on an excellent, mature site in a most sought after location. The well proportioned accommodation comprises two bright reception rooms, kitchen, downstairs W.C, four generous bedrooms and family bathroom with contemporary white suite and separate W.C. Externally, the property benefits from a private, enclosed rear garden, detached garage and driveway parking to the front. Within walking distance to a host of amenities including Stranmillis Primary School, Stanmillis boat club, the Lagan Towpath & the shops & cafés of Stranmillis village, this home will appeal to a wide range of buyers and viewing is highly recommended.

- Detached Family Home In A Prime Residential Location
- Two Bright Reception Rooms
- Modern Bathroom Suite With Seperate W.C
- Large Enclosed Rear Garden, Front Garden & Driveway
- Walking Distance To Stranmillis Primary School, Excellent Transport Links & Shops
- Four Excellent Bedrooms
- Kitchen & Downstairs W.C
- Oil Fired Central Heating / PVC Double Glazing
- Detached Garage

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			26
(1-20) G	Not energy efficient - higher running costs	2	

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Hardwood front door.

**RECEPTION HALL**



**LOUNGE 19'0" x 12'5" (5.8 x 3.8)**



Sliding patio doors to rear garden. Fireplace.



**LIVING ROOM 13'9" x 13'5" (4.2 x 4.1)**



**KITCHEN 11'9" x 9'10" (3.6 x 3.0)**



Range of high and low level units, integrated fridge / freezer, integrated oven / microwave, integrated dishwasher, 1.5 stainless steel sink unit with drainer & mixer tap, tiled floor, tiled walls.

**W.C**

Low flush W.C, pedestal wash hand basin, stain glass window.

**ON THE FIRST FLOOR**



Stain glass window.



**BEDROOM ONE 16'0" x 12'5" (4.9 x 3.8)**



Stain glass window.

**BEDROOM TWO 12'5" x 10'5" (3.8 x 3.2)**



**BEDROOM THREE 10'5" x 9'2" (3.2 x 2.8)**



**BEDROOM FOUR 8'10" x 8'10" (2.7 x 2.7)**



Built in sliding robes.

**BATHROOM**



Modern suite comprising panel bath with electric shower over, wash hand basin with storage below, tiled walls, tiled floor.

**W.C**

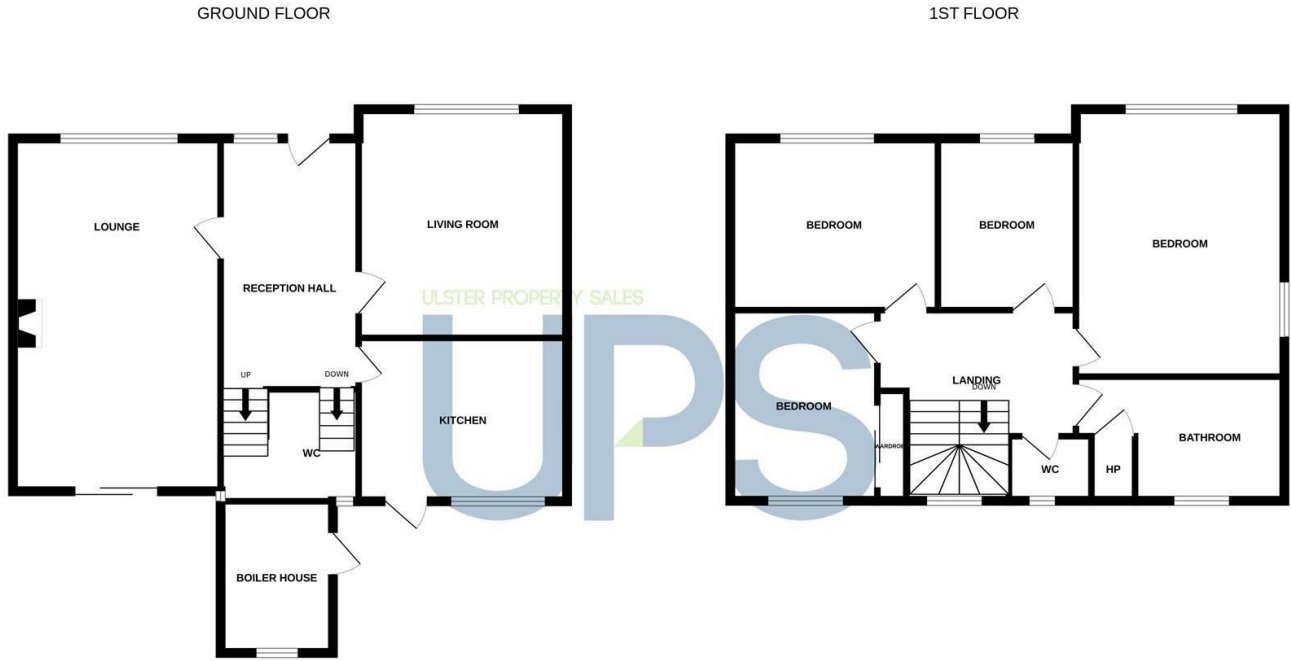
Low flush W.C, wash hand basin with storage below.

**OUTSIDE 27'10" x 9'10" (8.5 x 3.0)**



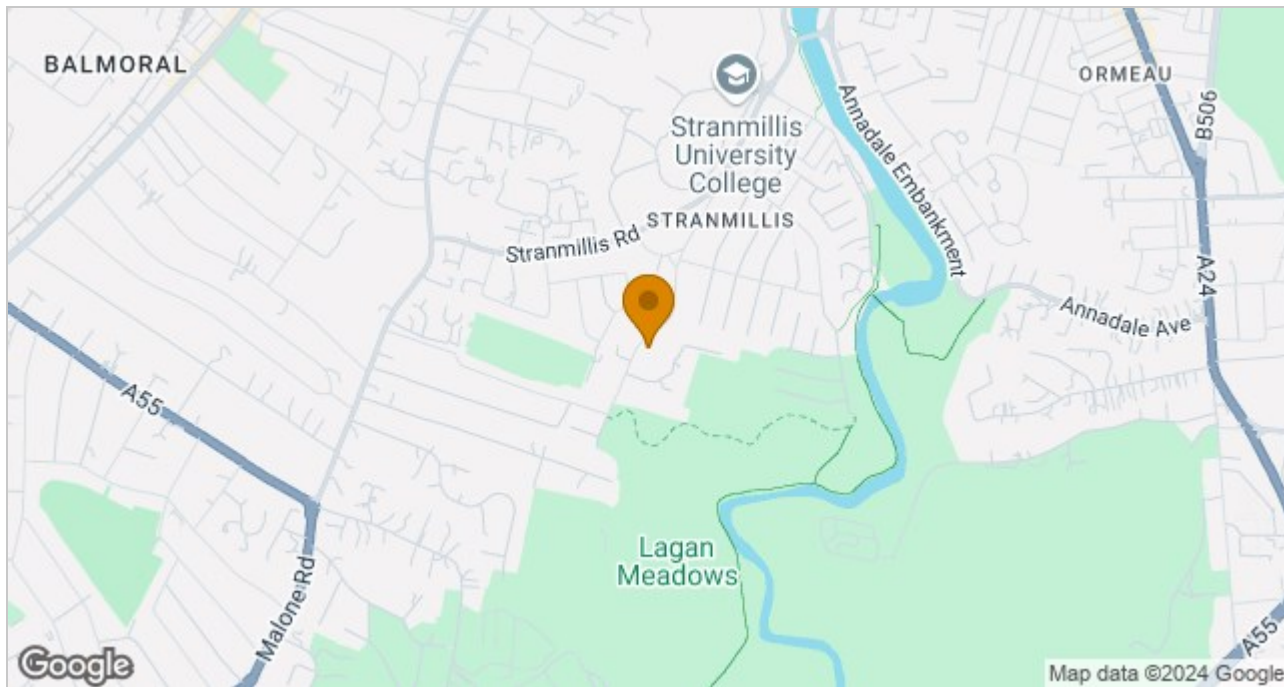
An excellent garden to rear in lawn, front garden, driveway and detached garage.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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