



Occupying one of the largest sites in this highly regarded Belmont addresses, the property is fantastically positioned at the bottom of this cul-de-sac location.

Providing warmth and character from the word go, this property will appeal to a range of purchasers seeking a well-maintained home with spacious and flexible accommodation along with tasteful interior décor giving it a very homely feel.

The main living area to the rear is a fantastic place for the family to gather, which features a fantastic cast-iron stove and French double doors to rear.

All in all, this is a rare opportunity to own a property that leaves the purchaser with little to do except move in.

Highly regarded primary and secondary schools are all within catchment, excellent amenities in Ballyhackamore, Belmont and even Holywood are close at hand.

Offers Over
£385,000

22 Knockmarlock Park,
Belfast,
BT4 2LD

Viewing by
appointment with
& through agent
028 9065 0000



- Attractive, Red-Brick, Detached family home
- Quiet cul-de-sac location
- Three double bedrooms on first floor
- Dining room to front with feature fireplace
- Large living room, multi-fuel burning stove and french doors to rear
- Ground floor W.C
- Modern kitchen with breakfast bar area and solid tops
- Family bathroom on first floor
- Attached garage with separate Utility room
- GFCH (Installed 2023. Combi Worcester boiler)
- Double glazing throughout
- Stunning, private large rear garden with additional patio/seating areas
- Driveway parking to front
- Close to excellent amenities, schools and parks

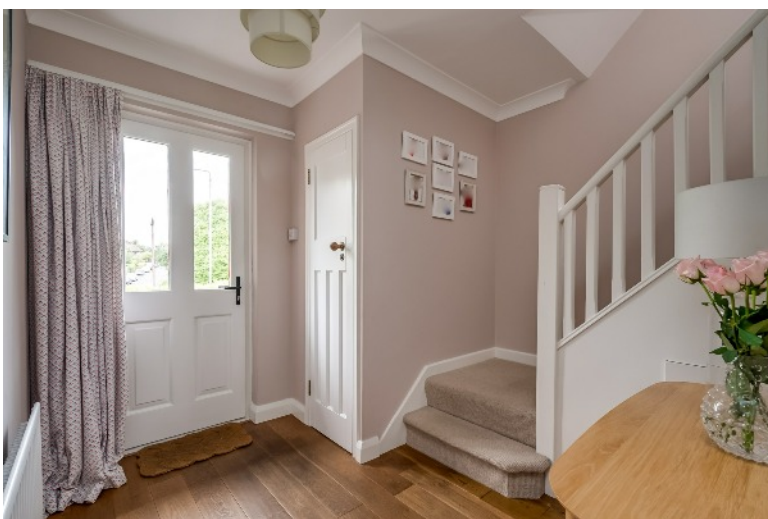
The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Wooden composite front door with glazed insets.



RECEPTION HALL: Solid wooden floor. Cornice ceiling. Understair storage.



DOWNSTAIRS W.C.: Low flush W.C. Wash hand basin. Partially panelled walls.

Telephone 028 9065 0000
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DINING ROOM: 12' 12" x 12' 0" (3.96m x 3.66m) Most attractive cast iron fireplace with slate hearth. Solid wooden floor. Cornice ceiling.



LIVING ROOM: 17' 5" x 15' 7" (5.31m x 4.75m) Fireplace with cast-iron multi-fuel stove with slate hearth. Solid wooden floor. Cornice ceiling. French doors to garden.



KITCHEN: 20' 6" x 6' 8" (6.25m x 2.03m)



First Floor

PRINCIPAL BEDROOM 12' 7" x 12' 4" (3.84m x 3.76m) Fitted wardrobes with electric sockets. Cornice ceiling. Open aspect up cul-de-sac.



BEDROOM (2): 12' 6" x 10' 6" (3.81m x 3.2m) Outlook to rear.



BEDROOM (3): 10' 0" x 8' 7" (3.05m x 2.62m) Built-in robe with overhead storage.



BATHROOM: White suite comprising panelled bath with mixer taps, separate corner shower cubicle with mira sport shower. Wash hand basin with mixer taps. Chrome heated towel rail. Fully tiled walls. Ceramic tiled floor. Extractor fan. Shelved hot press cupboard.



SEPARATE WC: Low flush W.C. Fully tiled walls. Ceramic tiled floor.

Outside

ATTACHED GARAGE 20' 8" x 11' 7" (6.3m x 3.53m) Power and light. Gas combi Worcester boiler.

Door to:

UTILITY ROOM: 11' 2" x 7' 8" (3.4m x 2.34m) Plumbed for washing machine. Space for tumble dryer. Single drainer stainless steel sink unit. Cupboard and work space.

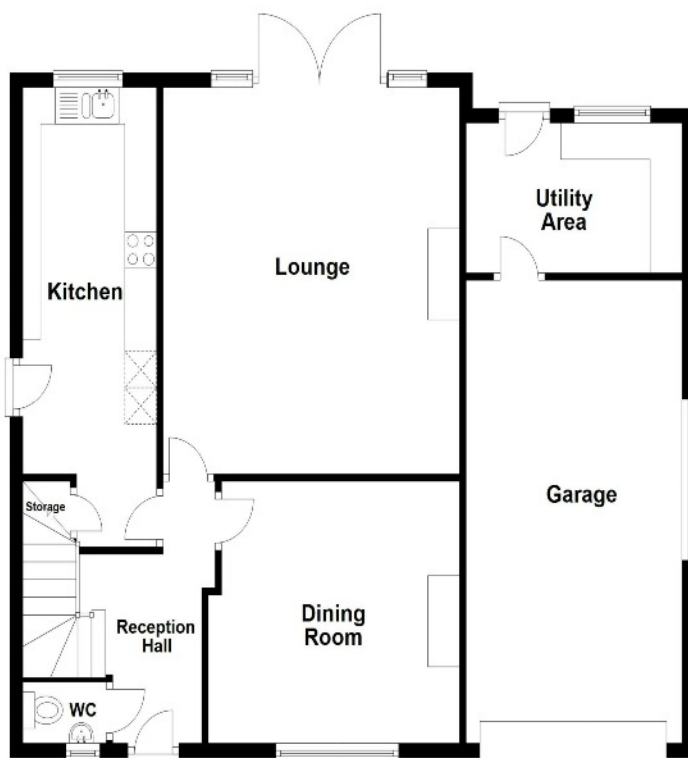
Front: Tarmac driveway for multiple vehicles. Front garden laid in lawn with mulberry tree. Double gates.

Rear: Superb, fully enclosed rear garden in lawns with flagged patio and sitting area. Paths winding their way through an abundance of mature plants, trees and flowering shrubs. All affording excellent degree of natural screening. Outside light and tap.

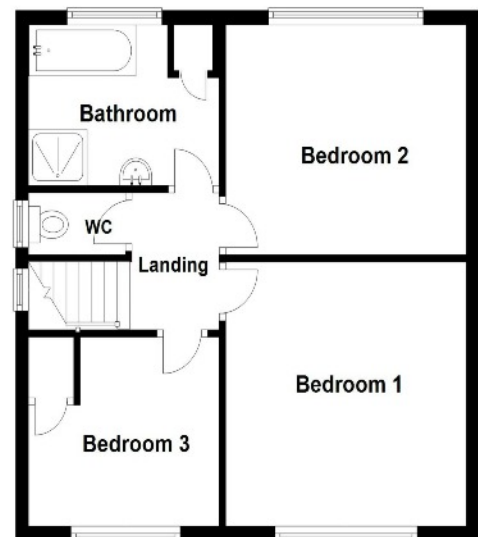




Ground Floor



First Floor



Location:

Heading countrybound on the Belmont Road, continue past Campbell College and go straight on at Old Holywood Road lights. Head up hill through junction towards Craigtlet and take next left after Knockdarragh Park.

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