

TEMPLETON
ROBINSON



36 Knocklofty Park,
Belmont,
Belfast,
BT4 3NB

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 90 650000



Occupying a generous site on one of East Belfast's most highly regarded parks, this detached villa has been extended to offer excellent accommodation over two floors.

In addition to the two original reception rooms (and a study), the kitchen is large enough to incorporate both living and dining areas. It is therefore an ideal focal point for modern family living.

Externally this is complemented by attractive,

well-tended gardens and the rear in particular enjoys considerable privacy, perfect for entertaining and children playing alike.

A short stroll to superb amenities in both Belmont and Ballyhackamore, an excellent choice of leading schools for all ages is also in the vicinity.

Internal inspection is highly recommended.



- Attractive detached villa with rear extension
 - Four double bedrooms
- Living room with bay window and fireplace
 - Family room, also with fireplace
 - Ground floor study/home office
 - Modern, open plan kitchen
 - Casual dining and sitting areas
 - Utility room
 - Integral garage
 - Family bathroom with white suite
- Additional shower room on ground floor
 - Cloakroom with wc
 - Off-street driveway parking
 - Mature gardens to front and rear
 - Gas central heating
 - Double glazing (except one leaded, stained glass window)
- Close to excellent local schools, amenities, parks and Glider routes

The Property Comprises:

Ground Floor

Hardwood front door with leaded stained glass inset.

ENCLOSED ENTRANCE PORCH: Cornice ceiling, picture rail, Terrazzo flooring. Internal door with double glazed insets.

RECEPTION HALL: Cornice ceiling, picture rail, cupboard under stairs.

CLOAKROOM: Low flush wc, wash hand basin, heated towel rail, ceramic tiled floor, cloaks area.

LIVING ROOM: 15' 10" x 13' 8" (4.82m x 4.17m) (into bay). Cornice ceiling, feature tiled fireplace and hearth with wood surround. Original leaded stained glass lights "sandwiched" in double glazing



Sliding pocket doors to:

FAMILY ROOM: 14' " x 12' 11" (4.27m x 3.94m) Attractive tiled fireplace with wood surround, leaded stained glass lights "sandwiched" in double glazing.



STUDY: 10' 2" x 9' 11" (3.09m x 3.03m) Picture rail. Excellent range of built-in bookshelves. Leaded stained glass lights "sandwiched" in double glazing.



Connecting door to:

KITCHEN/LIVING/DINING: 23' 7" x 21' 4" (7.18m x 6.51m) Modern range of high and low level units with granite work surfaces including centre unit with glazed display cabinet. Underhung stainless steel sink unit with mixer tap. Integrated Smeg dishwasher. Leisure range-style cooker with double ovens, hotplate, five ring gas hob with extractor fan over. Glazed ceiling and windows in sink area. Sliding patio doors to garden.



CASUAL DINING AND SITTING AREAS: Cast iron and tiled fireplace with tiled hearth. Wine rack, recessed shelving.



UTILITY ROOM: 12' 7" x 8' 6" (3.84m x 2.59m) Range of high and low level units, single drainer stainless steel sink unit, part tiled walls, ceramic tiled floor, plumbed for washing machine, space for tumble dryer. Walk-in pantry/cupboard. Chrome heated towel rail, door to garden.

SHOWER ROOM: Corner shower enclosure with curved screen, "rain" head and additional telephone hand shower, wash hand basin with tiled splashback, low flush wc. Part tiled walls, ceramic tiled floor, chrome heated towel rail.



First Floor

Original leaded, stained glass window on stair turn (only window not double glazed).

BEDROOM (1): 16' 7" x 14' 0" (5.06m x 4.28m) (into bay). Picture rail, range of built-in furniture including robes, drawers and dressing table.



BEDROOM (2): 14' 0" x 12' 11" (4.28m x 3.94m) Range of built-in robes with cupboards, drawers and dressing table.



BEDROOM (3): 13' 1" x 9' 11" (3.98m x 3.03m) (average). Picture rail.



BEDROOM (4): 9' 10" x 9' 10" (3.01m x 3m) Picture rail, built-in bookshelves.



BATHROOM: White suite comprising panelled bath with folding shower screen, wash hand basin with storage underneath. Low flush wc, hotpress cupboard with Megaflo high-pressure water tank. Ceramic tiled floor, part tiled walls, heated towel rail.



LANDING: Picture rail. Access via pull-down ladder to:

ROOFSPACE: Floored with light.



Outside

FRONT: Double entrance pillars. Lawn with border beds, well-stocked with plants, trees and shrubs. Gate to side leading to rear garden.

Driveway with off-street parking leading to:

ATTACHED GARAGE 16' 2" x 8' 6" (4.94m x 2.59m) Roller shutter door, power and light, radiator. Velux window.

REAR: Fully enclosed rear garden. No houses directly behind so excellent degree of privacy. Raised patio/sitting area with lawns and timber deck. Flowerbeds with variety of plants and flowering shrubs. Apple tree. Power point, outside light and taps.

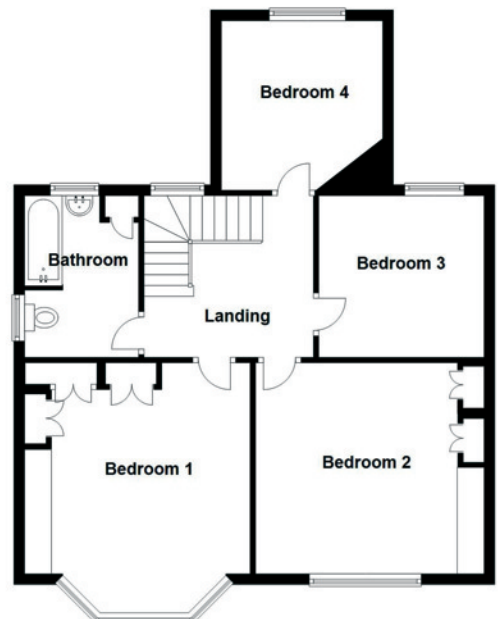




Ground Floor

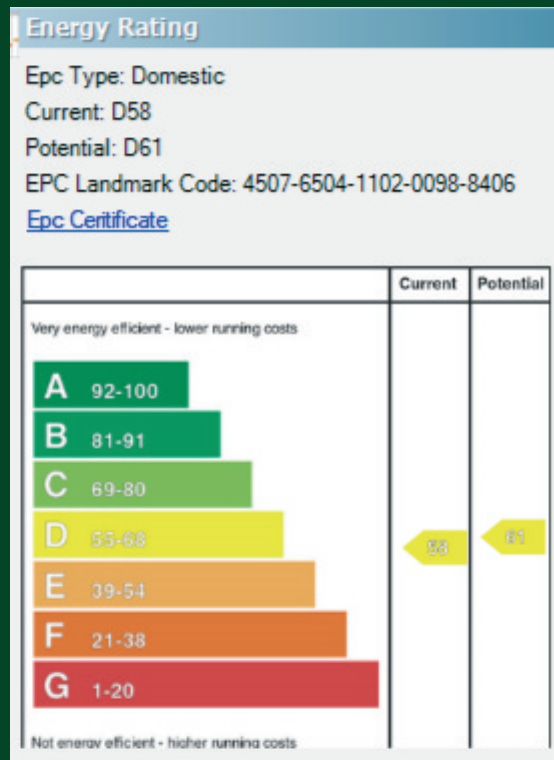


First Floor



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

36 Knocklofty Park, Belfast



Location:

Coming away from town on the Belmont Road, turn right after Strathearn School (and before Campbell College roundabout) into Pirrie Road. Follow road into Kinedar Crescent. Turn left and property is on left hand side.

- Ballyhackamore - 028 90 65 0000
- Lisburn Road - 028 90 66 3030
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

www.templetonrobinson.com



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