



## 39 Knock Eden Park, Belfast, BT6 OJF

**Asking Price £299,950**

Knock Eden Park has consistently been one of the most popular residential addresses in the Rosetta Area because of the period properties that boast some lovely features such as rounded bay windows, original wood panelling and well proportioned rooms.

Another factor is its close proximity to the Ormeau Road and all the cafes & restaurants as well as Cherryvale Playing Fields and leading schools both primary and post primary.

The accommodation comprises lounge to the front with rounded bay window and original fire place, dining room to the rear open to fitted kitchen and rear hallway with storage area and downstairs w/c. Upstairs there are three well proportioned bedrooms and family bathroom suite with separate shower cubicle.

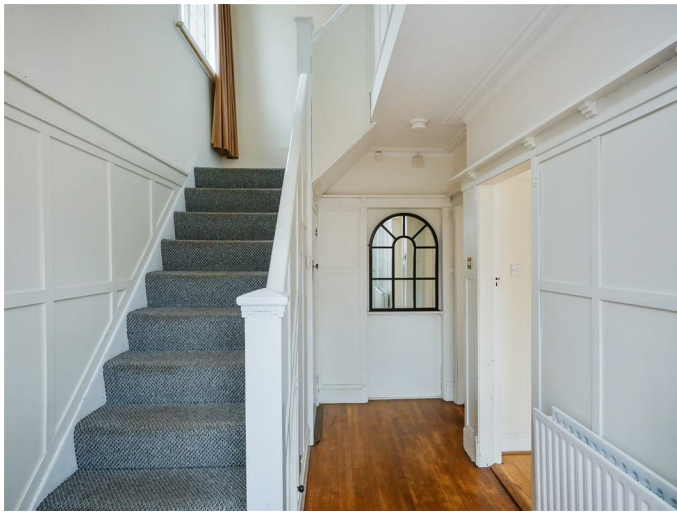
Outside there is driveway with ample parking leading to detached garage and superb sized rear garden and patio.  
 An excellent home with great potential.

- Semi Detached Family Home
- Two Separate Reception Rooms
- Downstairs w/c
- Gas Heating/Double Glazed
- Detached Garage
- Three Good Sized Bedrooms
- Fitted Kitchen
- White Bathroom Suite with Separate Shower On 1st Floor
- Driveway With Ample Parking
- Superb Enclosed Rear Garden

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Key: energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| Northern Ireland                            |  | EU Directive 2002/91/EC |           |



## Entrance



Pvc stained glass panelled front door with matching side panels and fan light to entrance porch with wooden panelling. Glass panelled inner door with glazed side panels and fan light to entrance hall. Original wooden panelling and wooden stripped flooring. Under-stairs storage.

**Lounge 16'0 x 12'5 (4.88m x 3.78m)**



(into bay) Tiled fire-place with matching hearth. Oak flooring. Cornice ceiling and picture rail.



**Dining Room 13'3 x 11'6 (4.04m x 3.51m)**



Tiled fire-place with wooden surround. Picture rail. Open to:



**Fitted Kitchen 13'10 x 7'9 (4.22m x 2.36m)**



Full range of high and low level units, Formica work surfaces. single drainer stainless steel sink unit with mixer taps, overhead extractor fan.

**Rear Hallway**

Terracotta tiled flooring. Plumbed for washing machine.

**Separate w.c**

Low flush w.c Additional storage area. Pvc door to patio and garden area.

## First Floor



## Bedroom One 16'0 x 11'6 (4.88m x 3.51m)



Laminate flooring. Picture rail.



**Bedroom Two 13'4 x 12'0 (4.06m x 3.66m )**



**Laminate flooring. Picture rail.**



### Bedroom Three 9'1 x 8'6 (2.77m x 2.59m)



Laminate flooring.

### White Bathroom Suite



Comprising panelled bath, pedestal wash hand basin with mixer taps, low flush w.c  
Separate corner shower cubicle with chrome shower unit, Part tiled walls. Spot-lights.  
Hot-press (housing gas boiler).

### Landing

Access to roof space via fold down ladder

### Outside Front

Easily maintained loose stone area to front

Driveway with ample parking leading to detached garage.

### Detached Garage

Up and over door

## Outside Rear

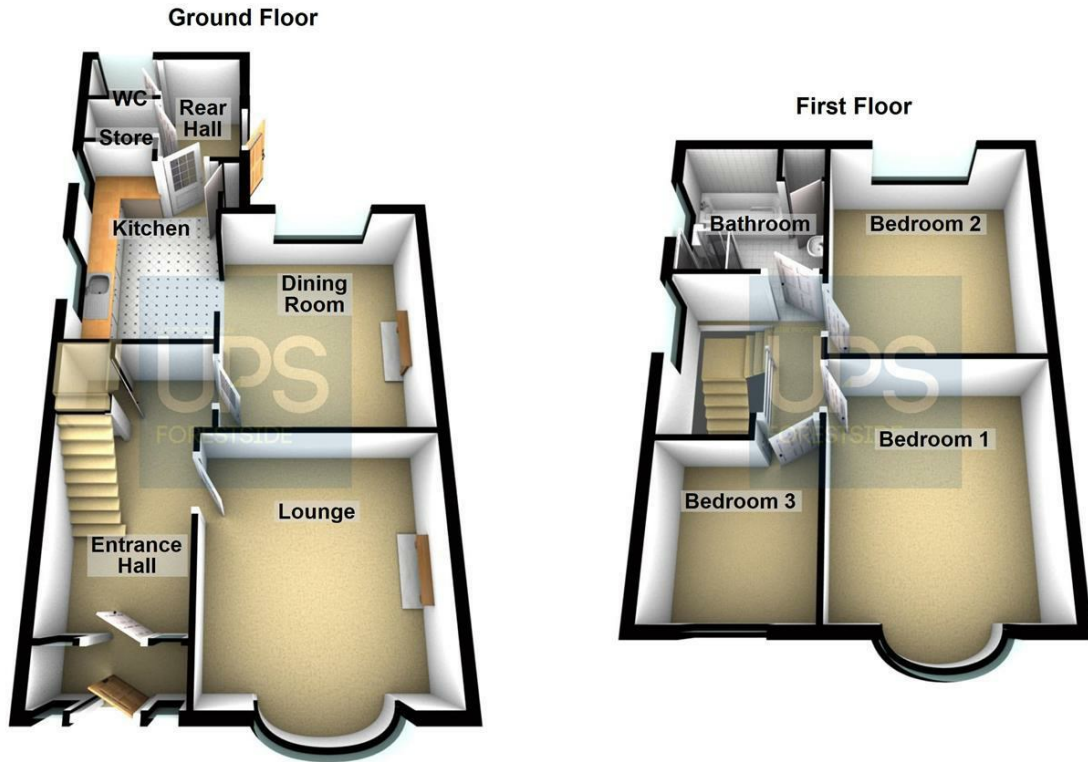


Enclosed brick paved patio area leading to garden laid in lawns. range of mature trees and shrubs.



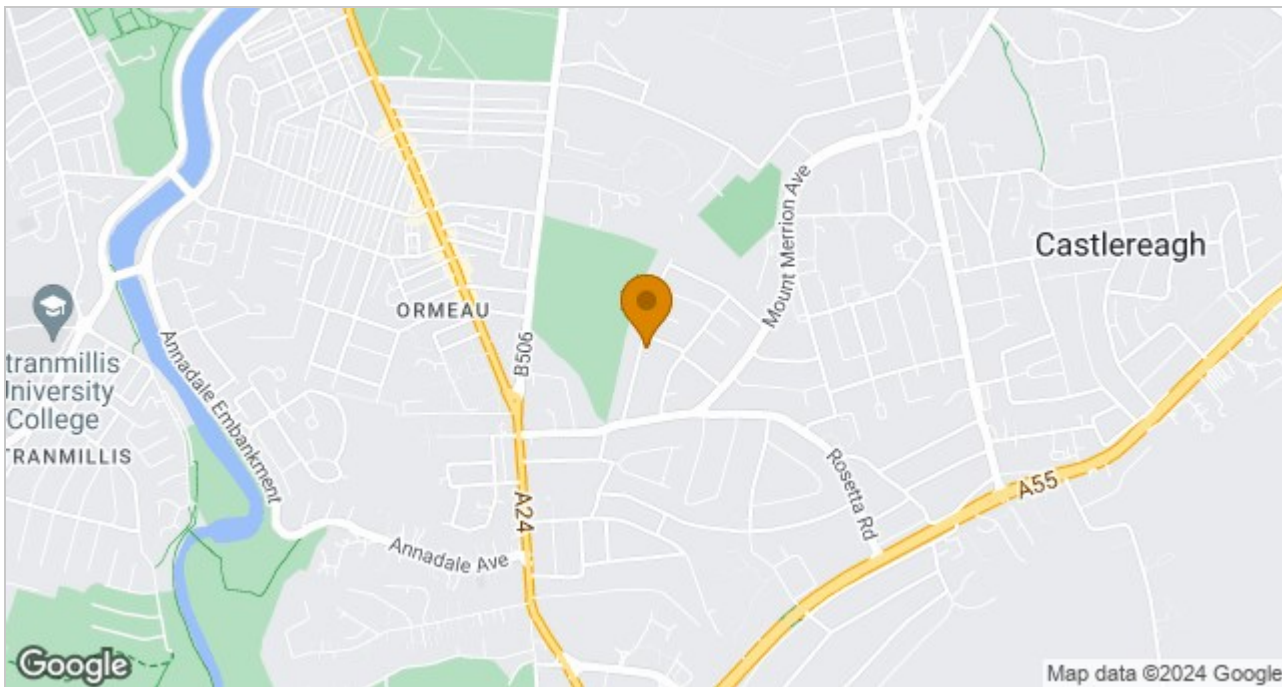


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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