


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

17 Knocknagoney Park,
Belfast,
County Antrim, BT4

Asking Price: £130,000

 **Reeds Rains**

reedsrains.co.uk

17 Knocknagoney Park, Belfast, County Antrim, BT4

Asking Price: £130,000

EPC Rating: D

A delightful red brick mid terrace property offering bright and generous accommodation throughout.

This excellent home is perfect for those seeking their first step onto the property ladder due to the excellent accommodation on offer and hugely convenient residential location.

Local shops, parks, regular public transport links, & Tesco superstore are all within walking distance whilst Belfast City Centre and the surrounding towns are easily accessible.

Hollywood town centre and both Belmont and Ballyhackamore Villages are also a short drive away.

Boasting many selling points throughout, early consideration to view comes strongly recommended.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Lounge

17'10" / 10'3" (5.44m / 3.12m)

Hole in wall fire place. Laminated wooden flooring.

Modern Fitted Kitchen Open Plan To Dining Area

13'7" / 10'4" (4.14m / 3.15m)

One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces and stainless steel door furniture. Integrated four ring electric hob and built in oven with chimney extractor fan. Space for fridge / freezer. Partly tiled walls. Ample dining area. Under stairs storage. uPVC door to enclosed rear garden.

Utility Room

7 / 7

Plumbed for washing machine. Vented for tumble dryer. uPVC door to front.

First Floor

Bedroom One

12'4" / 10'2" (3.76m / 3.1m)

Built in double wardrobe. Hot press with lagged copper cylinder and storage above.

Bedroom Two

12'1" / 10'3" (3.68m / 3.12m)

Built in double wardrobe. Laminated wooden flooring.

Bedroom Three

8'2" / 7'2" (2.5m / 2.18m)

Built in wardrobe. Laminated wooden flooring.

White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Mira electric shower unit. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail.

Separate Dual Flush W/C

Ceramic tiled flooring.

Outside

Patio forecourt to front. Enclosed easy to maintain garden to rear bordered by fencing in lawn and paved patio area. uPVC oil tank. Boiler house with oil fired boiler. Outside tap / light.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmonee Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.