



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

10 Knocknagoney Grove,
Belfast,
County Antrim,
BT4

Offers Over: £145,000

 Reeds Rains

reedsrains.co.uk

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EPC Rating: D

Knocknagoney Grove is a quiet cul de sac location, positioned within the popular Knocknagoney area.

Local shops, Redburn County Park, regular public transport links and Tesco superstore at Knocknagoney are all within walking distance.

Hollywood town centre, Belmont and Ballyhackamore Villages are also a short drive away whilst Belfast City Centre is easily accessible.

The property itself offers generous accommodation over two floors and has been very well-maintained throughout.

Of particular note is the large private garden area to rear, perfect for children at play & outdoor entertaining.

With many selling points on offer this excellent starter home is a must view.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Under stairs storage. Laminated wooden flooring.

L Shape Lounge Open Plan To Dining Area

17'9" / 13'11" (5.4m / 4.24m)

At widest points. Ample dining area.

Laminated wooden flooring.

Modern Fitted Kitchen

11'1" / 10'9" (3.38m / 3.28m)

One and 1/4 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with wood effect work

surfaces. Integrated four ring electric hob and built in oven with integrated extractor hood. Space for fridge / freezer. Plumbed for washing machine. Vented for tumble dryer. Partly tiled walls. Ceramic tiled flooring. Built in storage. uPVC door to enclosed rear garden.

First Floor

Bedroom One

13 / 9'6" (13 / 2.9m)

Excellent range of built in bedroom furniture. Laminated wooden flooring.

Bedroom Two

11'2" / 7'9" (3.4m / 2.36m)

Built in storage. Laminated wooden flooring.

Bedroom Three

9'6" / 9'2" (2.9m / 2.8m)

At widest points. Laminated wooden flooring.

White Bathroom Suite

Comprising panelled bath with chrome mixer tap. Mira Go electric shower unit. Folding shower screen. Pedestal wash hand basin with chrome mixer tap. Fully tiled walls. Ceramic tiled flooring. Separate low flush w/c. Fully tiled walls. Ceramic tiled flooring.

Outside

Patio garden to front. Side access. Enclosed garden area to rear bordered by fencing and hedging with paved patio area and raised garden in lawn/ Garden shed. Outside storage with oil fired boiler. Outside tap / light.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause

For full EPC please contact the branch.

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.