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TO LET

**28 Knockbreda Gardens
Belfast, BT6 0HH**

Well Presented 3-Bed Semi-
Detached House
(UNFURNISHED)

okt.co.uk

LOCATION

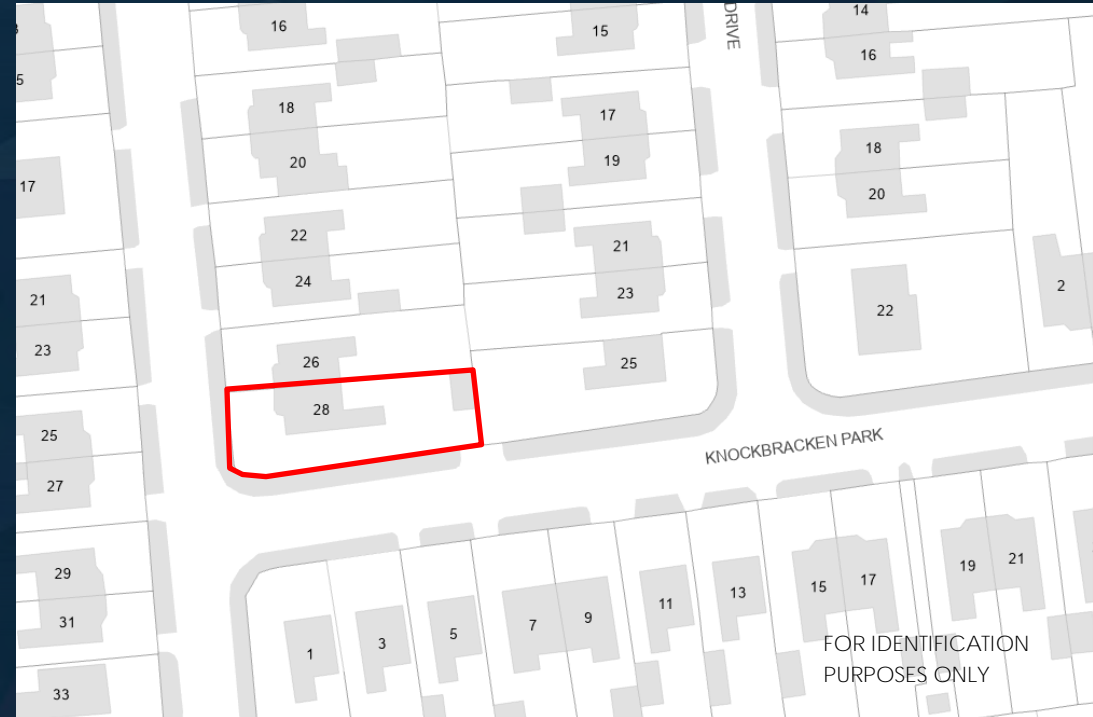
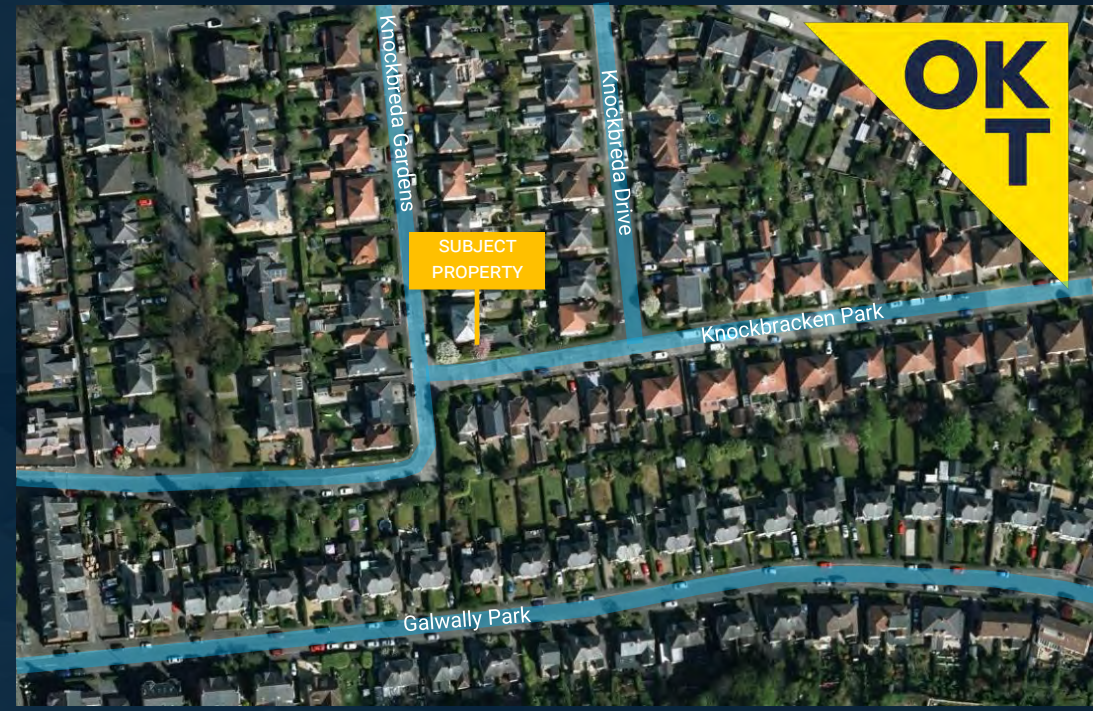
The subject property is situated located in Knockbreda Gardens, just off the Ormeau Road and c. 2.5 miles from Belfast City Centre. The property is situated within walking distance to a range of local amenities including supermarkets, cafes, and restaurants. In addition, Forestside Shopping Centre and Drumkeen Retail Park are both in close proximity to the property.

PROPERTY FEATURES

- The subject comprises a well presented semi-detached three bedroom house
- Finished to a high standard throughout
- Open plan living room and dining room
- Extended kitchen with modern lower and upper level units and built in fridge / freezer, microwave, electric oven and washing machine
- Two double bedrooms, one single bedroom / study
- Modern family bathroom
- Gas heating and uPVC double glazing throughout
- Situated on a corner plot bounded by mature hedgerows with side access to the driveway and garage
- Private patio to the rear

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Living Room	3.9 x 2.07	12.8 x 6.79
Dining Room	5.13 x 4.76	16.8 x 15.6
Kitchen	4.14 x 2.45	13.6 x 8.03
FIRST FLOOR		
Bedroom 1	3.92m x 3.19m	12.9 x 10.5
Bedroom 2	3.5m x 3.21m	11.5 x 10.5
Bedroom 3 / Study	2.15m x 1.89m	7.05 x 6.2
Bathroom	-	-





28 Knockbreda Gardens, Belfast



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 - <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

OUR REF: 10042



FURTHER INFORMATION

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For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ

LEASING DETAILS

RENT: £1,500 per month

TERM: Negotiable

RATES: Included in rent

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To be confirmed



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.