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**68 Knock Eden Park**

Belfast  
BT6 0JG

**Offers Over £299,950**

## 68 KNOCK EDEN PARK, BT6 0JG

- Excellent Semi Detached Home In Sought After Residential Area
- Two Well Proportioned Reception Rooms
- Fitted Kitchen with Excellent Storage
- Three Well Proportioned Bedrooms
- Shower Room / Separate WC / Ground Floor WC & Cloakroom
- Enclosed Rear Garden With Established Beds, Trees And Shrubs
- Detached Garage And Driveway Parking
- Excellent Public Transport Links and Access to Arterial Routes
- Plethora of Amenities Close at Hand Including Schools, Shops, Cafes And Restaurants

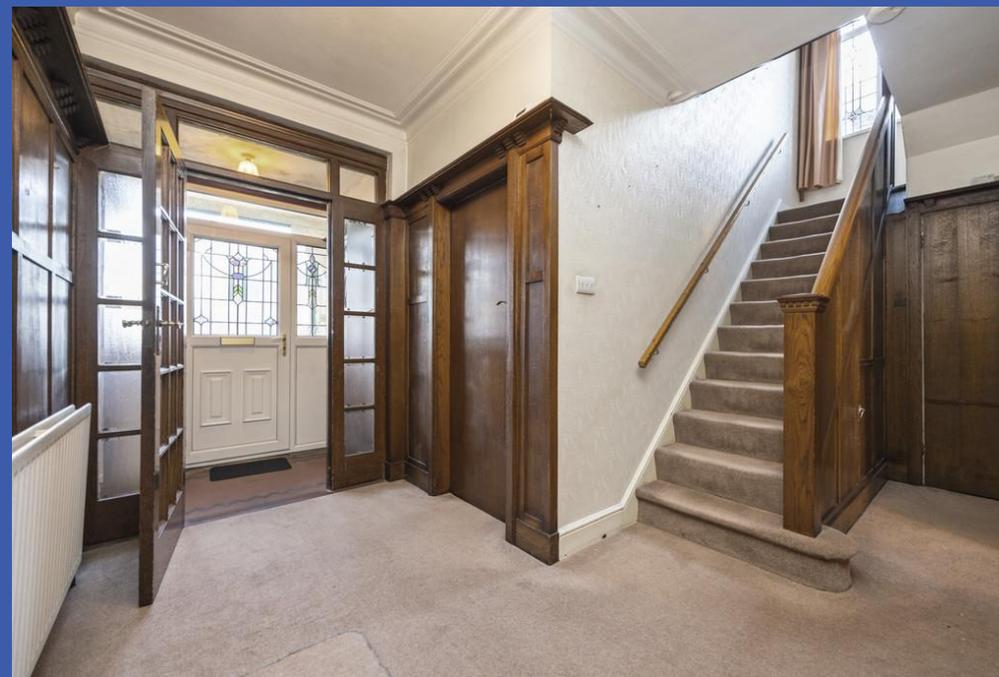
This excellent semi detached property is located in an established and popular area of South East Belfast. A range of leading schools, immediate access to arterial routes and an abundance of amenities are sure to cover the needs of any prospective buyer.

Internally the property comprises excellent traditional family accommodation of a lounge, dining room, fitted kitchen, ground floor wc/cloakroom, three well proportioned bedrooms and shower room with separate wc. The property has excellent potential to be modernised also with many original period details retained throughout.

Externally the property boasts front garden, generous driveway parking, garage and rear garden which backs on to playing fields to the rear. The rear garden has mature planted trees, shrubs and flowerbeds

Knock Eden Park is well serviced by bus routes and has excellent access to Ormeau Road and the Outer Ring for ease of access to City Centre and beyond. Leading nurseries, primary and post primary schools are in close proximity along with supermarkets, cafes, restaurants and shops.

Early viewing is recommended to appreciate this property and the superb location.







## PROPERTY COMPRISES

uPVC entrance door with stained glass inset and matching side lights, glazed top light leading to entrance porch.

**ENTRANCE PORCH** Tiled floor, timber panelled walls, plate rail, hardwood door with glazed panels and side lights leading to reception hall.

**RECEPTION HALL** Cornice ceiling, timber panelled walls, plate rail, stairs to first floor.

**WC/CLOCKROOM** Low flush WC, pedestal wash hand basin, gas fired boiler.

**LOUNGE 14' 9" x 12' 10" (4.5m x 3.92m) (@ widest points)** Cornice ceiling, plate rail, fireplace with tiled hearth and surround.

**FAMILY / DINING ROOM 14' 0" x 11' 11" (4.29m x 3.65m)** Cornice ceiling.

**KITCHEN 17' 10" x 6' 10" (5.46m x 2.10m)** Range of fitted high and low level units, Formica work surfaces, single drainer stainless steel sink unit with mixer taps, plumbed for dishwasher, stainless steel and glass extractor fan, door to rear garden.

**FIRST FLOOR LANDING** Access to roof space.





**BEDROOM 15' 5" x 11' 5" (4.71m x 3.48m) (@ widest points)** Built in sliding wardrobes and storage, cornice ceiling.

**BEDROOM 11' 0" x 7' 4" (3.37m x 2.26m)**

**BEDROOM 12' 0" x 11' 0" (3.66m x 3.37m)**

**WC** Low flush WC, tiled walls, tongue and groove panelled ceiling.

**SHOWER ROOM** Enclosed shower cubicle with Mira shower, vanity wash hand basin, tiled walls, tongue and groove panelled ceiling, stainless steel towel rail.

**DETACHED GARAGE** Light and power, up and over door.

**OUTSIDE** Garden to rear in lawns with mature hedging trees and shrubs, patio area, backing onto playing fields. Driveway parking to front with landscaped flowerbed.



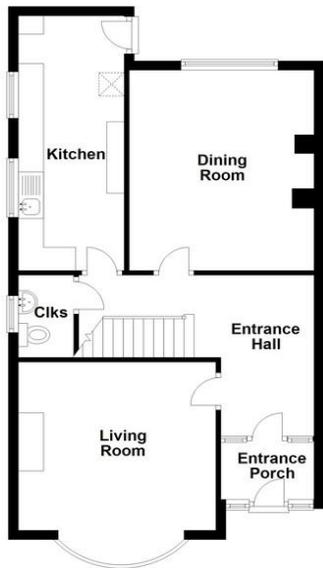




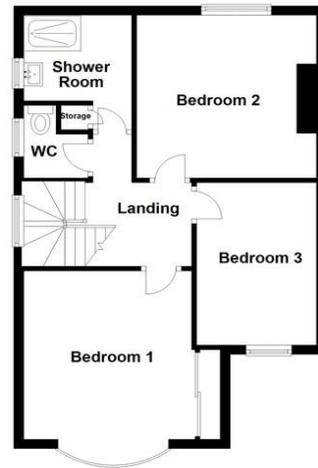




Ground Floor

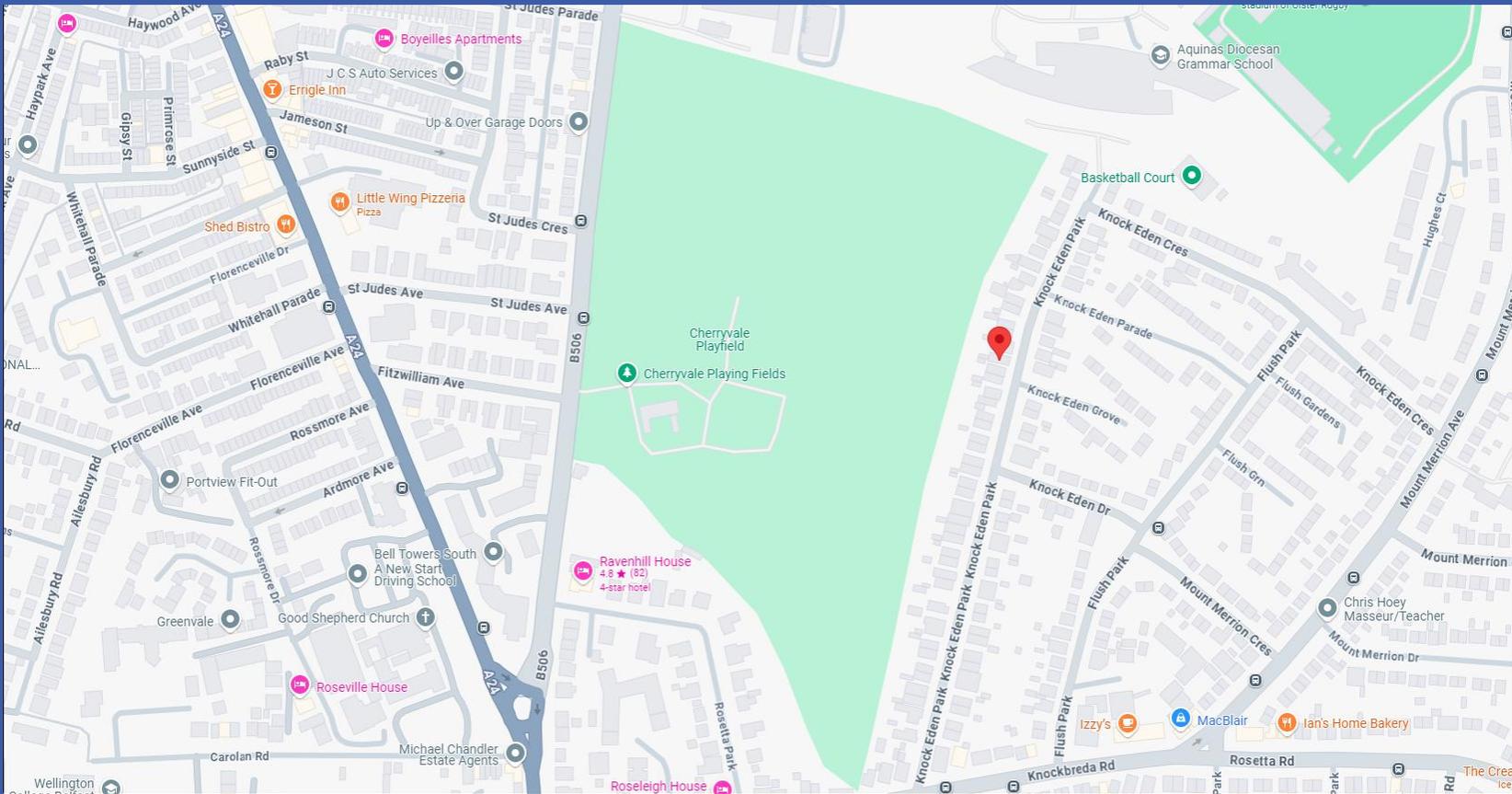


First Floor



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

68 Knock Eden Park, Belfast



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	50 E	
21-38	F		
1-20	G		



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