



# 34 KNOCKMOUNT GARDENS

Belfast, BT5 6GP

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*Offers around* **£135,000**



MID TERRACE | 3  | 1  | 1 

We are delighted to bring to the market this spacious three-bedroom mid terrace property located in the ever popular Clarawood Area fo East Belfast.

## KEY FEATURES

- Priced to Allow for Modernisation
- Ease of Access to the Bustling Ballyhackamore Village, Orangefield Park and Comber Greenway
- Close to Many Main Arterial Transport Routes Including the Glider, City Airport and Main Outer Ring
- Three Well Proportioned Bedrooms
- Lounge
- Fitted Kitchen with Ample Space for Casual Dining
- Family Bathroom
- Private Enclosed Rear Garden Ideal for Outdoor Entertaining and Children at Play
- Gas Fired Central Heating - Brand New Boiler 2023
- UPVC Double Glazing Throughout
- No Onward Chain
- Broadband Speed - Ultrafast
- Early Viewing Highly Recommended



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Lounge  
13'4" x 13'1"
- Kitchen  
10'5" x 8'5"
- Downstairs Family Bathroom
- Rear Hallway

### *First Floor*

- Landing
- Bedroom One  
13'5" x 12'4"
- Bedroom Two  
12'4" x 8'2"
- Bedroom Three  
8'5" x 6'3"

### *Outside*

- Part Paved Rear Garden
- Paved Front Forecourt
- Side Access to Front



## DIRECTIONS

*Travelling along the Knock Road in the direction of Upper Newtownards Road, turn left on to Knockwood Park. Turn right on to Knockwood Crescent. Take a right at the top of this road on to Knockmount Gardens. Number 34 is located at the end of the road.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Very energy efficient - lower running costs	70	74
NOT energy efficient - higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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