



Knockmount Gardens,  
**Guide Price £94,950**



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# Knockmount Gardens, Clarawood, Belfast

**Guide Price £94,950**

Positioned within a quiet cul de sac in a very popular residential location just off the Sandown Road is this exceptionally well presented end terrace home. The property is in exceptionally good order, allowing for any potential new owner to just move in and enjoy. Enjoying a very convenient position, Ballyhackamore Village with a superb array of amenities and attractions is close by and for those who commute regularly the many public transport links, main arterial routes and outer ring are all easily accessible. A very well maintained home that be of particular appeal to those seeking their first home. Internal inspection is encouraged. **KEY FEATURES** Exceptionally Well Presented and Maintained End Terrace Home Two Good Bedrooms Bright Lounge Stunning Shaker Style Fitted Kitchen Open Plan to Dining Contemporary Family Bathroom Suite uPVC Double Glazed Window Frames Gas Fired Central Heating Private and Fully Enclosed Rear Garden Quiet Cul De Sac Location Many Amenities and Attractions are Close at Hand The Highly Regarded Ballyhackamore Village is within Walking Distance EPC D62

## LOCATION

Travelling along the Knock Road from the Sandown Road turn right into Knockwood Park, take the first right into Knockwood Crescent and Knockmount Gardens is on the right hand side.

## WOODEN FRONT DOOR WITH GLAZED INSET AND SIDE PANEL

to...

## ENTRANCE HALL

Laminate wooden flooring.

## BRIGHT LOUNGE

4.11m x 3.99m (13'6" x 13'1")

At widest points. Cast iron wood burning stove and tiled hearth. Laminate wooden flooring.



For full EPC please contact the branch

## STUNNING SHAKER STYLE FITTED KITCHEN OPEN PLAN TO DINING

5.97m x 2.87m (19'7" x 9'5")

One and a half bowl single drainer sink unit with chrome dual mixer tap. Superb range of high and low level units with stainless steel door furniture and wood effect work surfaces. Concealed strip lighting. Integrated four ring gas hob. Built in oven with integrated extractor hood. Plumbed for washing machine. Vented for tumble dryer. Space for fridge freezer. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Ample dining area. uPVC door to enclosed rear garden.

## FIRST FLOOR

### BEDROOM 1

4.39m x 3.05m (14'5" x 10'0")

### BEDROOM 2

3.10m x 2.49m (10'2" x 8'2")

## CONTEMPORARY FAMILY BATHROOM SUITE

Comprising panel bath with chrome dual mixer tap. PVC panelled shower cubicle with thermostatically controlled shower unit. Pedestal wash hand basin with chrome dual mixer tap. Close coupled dual flush W.C. Fully tiled walls. Recessed spotlighting.

## LANDING

Large storage cupboard with worcester combi gas boiler. Access to roofspace.

## OUTSIDE

Patio garden to front. Fully enclosed rear garden in lawns and patio bordered by fencing. Outside tap. Outside light. Side access.



