

simon**BRIEN**  
RESIDENTIAL

25 Knocknagoney Park,  
Belfast, BT4 2PT



Offers Around £99,950

Telephone 028 9059 5555  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Attractive mid terrace in a popular residential area
- Three good sized bedrooms
- Living room
- Modern kitchen with dining area/ utility room
- Contemporary white bathroom suite
- uPVC double glazed window frames
- Gas fired central heating
- Convenient to local schools, shops and public transport
- Close to Belfast City centre, Holywood and Belfast City Airport
- Enclosed rear garden

## SUMMARY

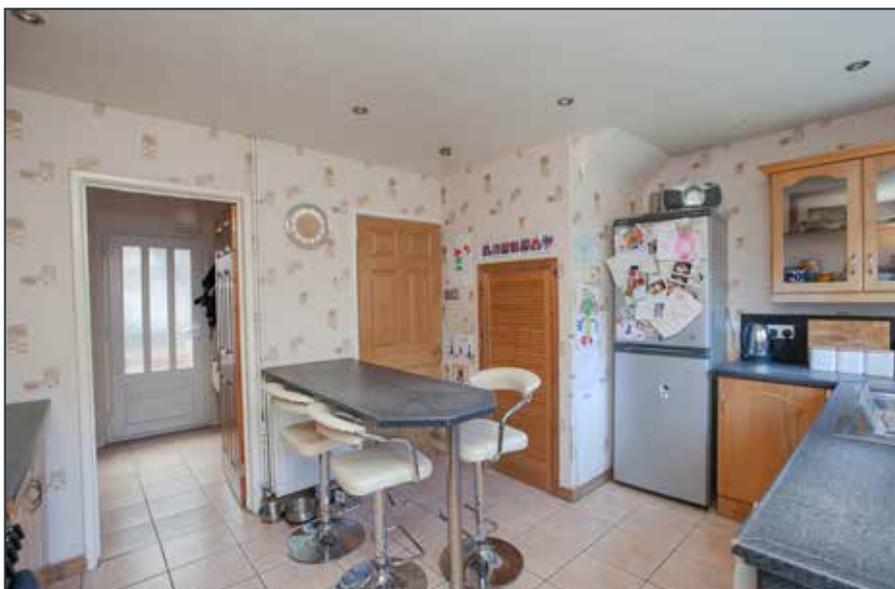
This attractive mid terrace is found in a popular residential area which is close to Belfast City Centre, Holywood and Belfast City Airport.



The layout comprises an entrance hall, living room, fitted kitchen with dining area and utility room. On the first floor there are three bedrooms and a contemporary white bathroom with separate WC. Outside, there is a forecourt garden and a good sized enclosed rear garden with a decked patio.

Convenient to so many amenities this affordable terrace property will appeal to young families, first time buyers and investors. Early viewing is advised.

## ACCOMMODATION



## GROUND FLOOR

uPVC double glazed front door.

### ENTRANCE HALL:

Laminate wooden floor.

### LIVING ROOM:

**17' 10" x 10' 3" (5.44m x 3.12m)**

Fireplace with electric fire, tiled hearth, laminate wooden floor.

### KITCHEN:

**13' 6" x 10' 5" (4.11m x 3.18m)**

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, recess for cooker and extractor fan over. Breakfast bar. Ceramic tiled floor.



**UTILITY ROOM:**  
**7' 0" x 7' 0" (2.13m x 2.13m)**

Ceramic tiled floor.

**FIRST FLOOR**

**LANDING:**

Access to roofspace.

**BEDROOM (1):**  
**12' 0" x 10' 3" (3.66m x 3.12m)**

Two built in robes. Wall mounted gas fired boiler.

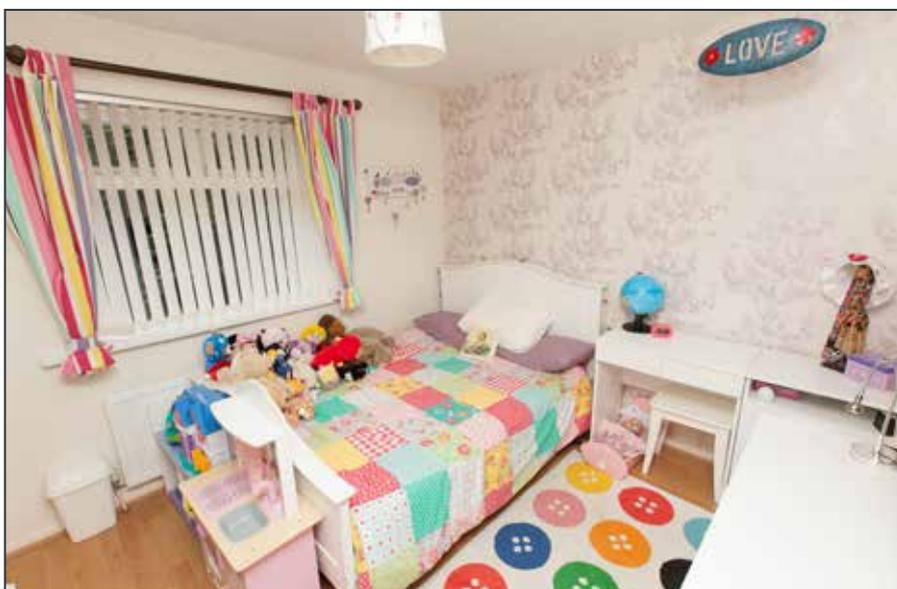
**BEDROOM (2):**  
**12' 0" x 10' 3" (3.66m x 3.12m)**

**Max.**

Laminate wood floor. Built in robe.

**BEDROOM (3):**  
**8' 2" x 7' 4" (2.49m x 2.24m)**

Built in robe.



**BATHROOM:**

Contemporary white suite comprising: Panelled bath with thermostatic shower over, vanity unit, fully tiled walls, ceramic tiled floor, ceramic tiled floor, chrome towel radiator.

**SEPARATE WC:**

**OUTSIDE**

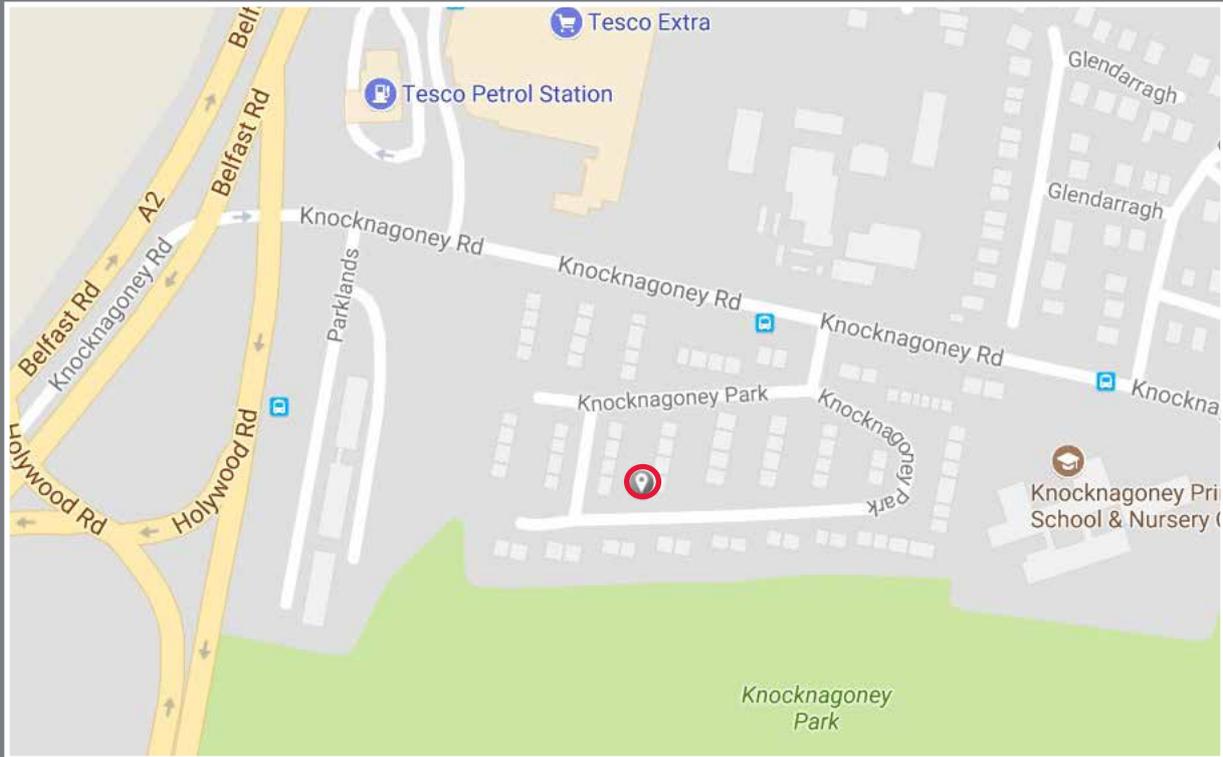
Enclosed garden with decked patio to rear.

Garden in lawns shrub beds outside tap and light.

Forecourt garden to front.

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# Location



Off Knocknagoney Road, Belfast

## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/H/17/AN



Energy Rating	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		64
E 39-54	55	
F 21-38		
G 1-20		

EPC REF: 0271-2900-0383-9093-1225

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