

**9 KNIGHTSBRIDGE PARK,
STRANMILLIS,
BELFAST,
BT9 5EH**



- ❑ **Well Presented Semi Detached Villa, Extended**
- ❑ **Two Reception Rooms, including a Large Living /Dining Area**
- ❑ **Four Bedrooms with a Further Floored, Two Attic Rooms**
- ❑ **Modern Fully Fitted Kitchen with Separate Utility Space**
- ❑ **Luxury White Bathroom Suite & En-Suite of the Master Bedroom**
- ❑ **Detached Garage with Electric Door & Tarmac Driveway**
- ❑ **Gas Central Heating & Double Glazed Windows**
- ❑ **Substantial Private Gardens in Lawn**
- ❑ **Fantastic Stranmillis Location Within Close Proximity of a Wide Range Of Amenities**

Offers Over : £420,000

A fantastic four bedroom semi-detached villa that has been extended sympathetically. Offering flexible accommodation with excellent open-plan living space on the ground floor that flows out to mature, private rear garden in lawn and a detached garage. Comprising four bedrooms, master with en-suite and a fixed staircase leading to two floored attic rooms. Modern luxury kitchen and bathroom suite.

This beautiful home is ready to move into, tastefully decorated throughout. Generous off street parking with space for several vehicles. Ideally located moments away from Stranmillis Primary School, Lockview Road with a variety of amenities such as Belfast Boat Club and Cutters Wharf. Close to Lagan Tow Path and public transport links.

Early viewing would be highly recommended as the presentation and location of this property will appeal to a wide range of buyers.

Ground Floor

HALLWAY:

Laminate flooring.

CLOAKROOM:

Comprising of low flush W/C and wash hand basin.

UTILITY SPACE:

Plumbed for washing machine and space for tumble dryer.

LIVING ROOM: 18' 11" x 12' 0" (5.77m x 3.66m)

Accessed via glazed door. Gas fire and built-in shelving and storage. Plantation shutters and laminate flooring.

MODERN FITTED KITCHEN/LIVING/DINING AREA: 25' 0" x 17' 0" (7.62m x 5.18m)

Extensive range of high and low level units with Dekton work-surfaces, built in fridge, larder cupboard, freezer, dishwasher, induction hob and matching oven with cooker hood and Dekton splash-back. Centre island with sink and storage. Open plan to the living dining area. Fireplace space, piped for gas. Double doors opening to rear gardens.



First Floor

LANDING:

Hot press and separate storage cupboard.

BEDROOM (1): 14' 11" x 10' 0" (4.55m x 3.05m)

Plantation shutters. En-suite with double shower tray with rainwater shower head with sliding doors, low flush W/C and wash hand basin. Tiled flooring and heated towel rail.

BEDROOM (2): 14' 0" x 11' 0" (4.27m x 3.35m)

Velux window and laminate flooring.

BEDROOM (3): 9' 10" x 8' 11" (3m x 2.72m)

Laminate flooring and good natural lighting.

BEDROOM (4): 12' 0" x 5' 0" (3.66m x 1.52m)

Laminate flooring and good natural lighting.



Second Floor

ATTIC SPACE ONE 9' 9" x 5' 0" (2.97m x 1.52m)

Carpeted flooring and good natural lighting, used as study.

ATTIC SPACE TWO 10' 1" x 9' 2" (3.07m x 2.79m)

Velux window and carpeted flooring, used as play room. Access to eaves storage and hot water tank.

Outside

GARAGE: 26' 0" x 10' 0" (7.92m x 3.05m)

Tarmac driveway leading to substantial garage. Patio leading to large, secure, gardens in lawn with raised seating area.



LOCATION

Driving along Stranmillis Road, turn into Richmond Park and Knightsbridge Park is a continuation of that Road. Number 9 is on your right hand side.

Rates: £2686.04/per annum
Viewings by appointment.

