



46 Knockbreda Park, Rosetta, Belfast, BT6 0HF

Asking Price £365,000

Extended to the rear and modernised throughout, this semi detached home represents an excellent opportunity for those hoping to purchase within the Upper Ormeau, Rosetta area.

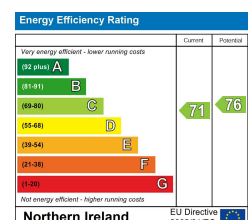
Although this property appears from the external image to be a traditional Semi Detached, it has been extended to the rear, creating a contemporary, spacious kitchen / dining / living area, whilst retaining the original lounge to the front. A downstairs toilet, three bedrooms and a white bathroom suite with a separate shower cubicle on the first floor completes the internal accommodation.

Outside there is a driveway with ample parking and an enclosed patio with a mature rear garden laid in lawn.

Knockbreda Park is also a popular location that provides easy access to the host of amenities on offer, such as Forestside Shopping Centre, leading schools, transport links, and all the cafés, restaurants and entertainment facilities of the Ormeau Road.

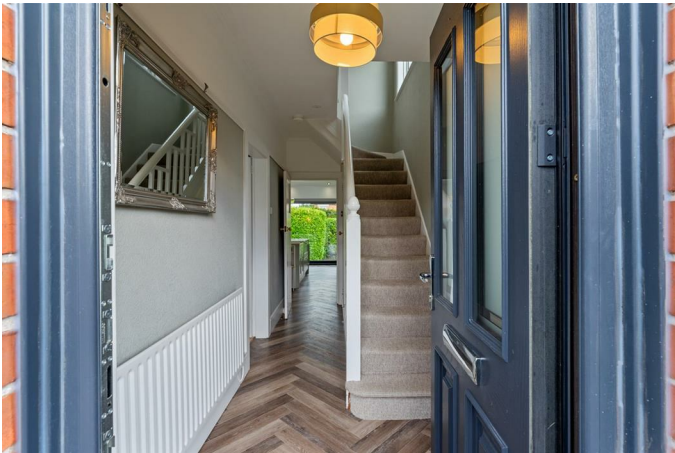
An excellent home in a great location.

- Extended Semi Detached Home
- Spacious Lounge With Wood Burning Stove
- Downstairs W/C
- Gas Heating
- Driveway With Ample Parking
- Three Bedrooms
- Fantastic Kitchen / Dining / Living
- White Bathroom Suite 1st Floor
- Double Glazing
- Enclosed Patio and Mature Garden To The Rear





The Accommodation Comprises



Composite, glass panelled front door to entrance hall. Wooden, herringbone style wooden floor.



Downstairs w/c
Downstairs w/c and sink unit.

Lounge 12'9 x 11'3 (3.89m x 3.43m)



Into bay.
Wood strip flooring.
Cast Iron wood burning stove, slate hearth.



Modern Kitchen/Dining/Living 20'0 x 17'0 (6.10m x 5.18m)



At widest points.

Modern shaker style fitted kitchen with superb range of high and low level units, Quartz work tops, integrated fridge freezer and dishwasher, stainless steel over head extractor fan. Centre island with matching work top, incorporating 'Belfast' style sink unit with mixer taps, wine fridge and breakfast bar. Wooden, herringbone style wooden floor. Cast iron fireplace with wooden surround and slate hearth. Large double glazed sliding doors providing access to patio and garden.





First Floor



Bedroom One 13'1 x 9'2 (3.99m x 2.79m)



Built-in robes either side of chimney breast.



Bedroom Two 11'8 x 10'3 (3.56m x 3.12m)





Bedroom Three 6'7 x 6'0 (2.01m x 1.83m)



White Bathroom Suite



Comprising tiled panelled bath with mixer taps, wash hand basin with mixer taps and storage below, low flush w/c. Separate corner shower cubicle with chrome shower unit with drench head and hand shower attachment. Tiled floor, Chrome heated towel rail. Access to roof space.



Landing

Outside Front

Driveway with ample parking to the front.

Outside Rear



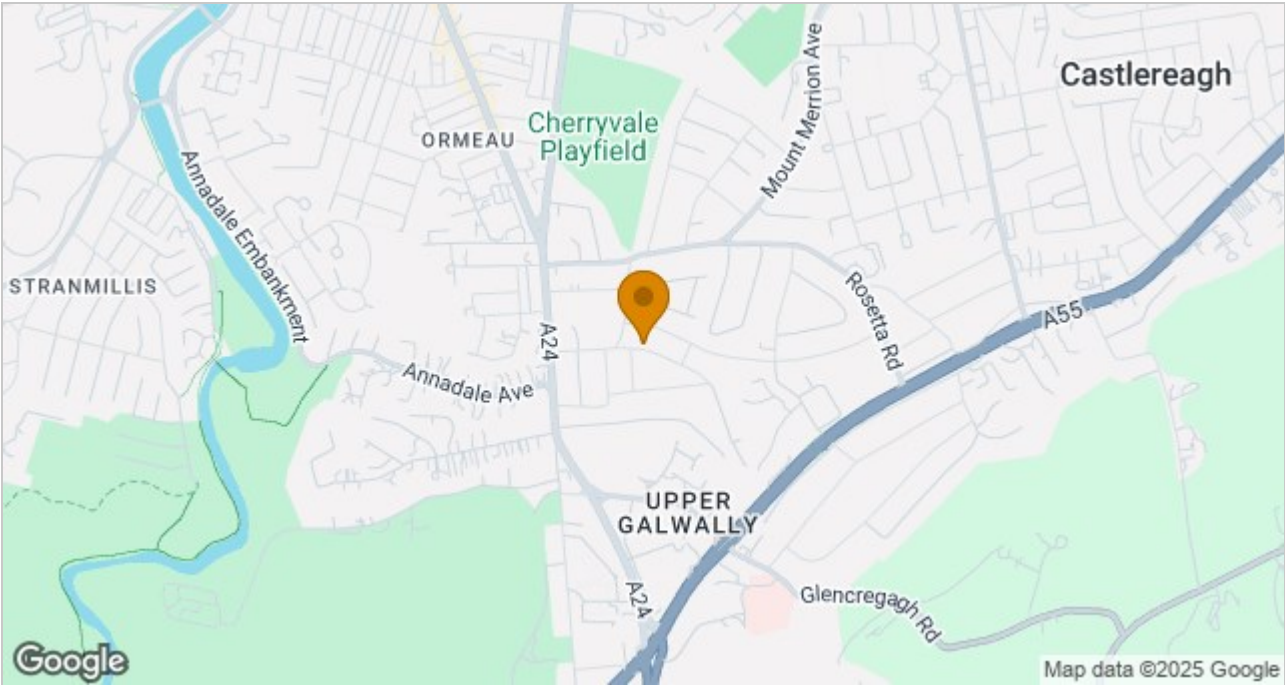
From the kitchen / dining / living area access is provided to the patio & garden laid in lawns, bordered by timber fencing and mature hedging.





Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BANGOR 028 9127 1185	DONAGHADEE 028 9188 8000	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark