



## 48 Knockbracken Manor, Ballymaconaghy Road, Belfast, BT8 6WQ

**Asking Price £485,000**

Knockbracken Manor is a development of superbly detailed, detached family homes, situated just off the Ballymaconaghy Road, Knockbracken. Locally there are several excellent primary and post primary schools to include St. Ita's and Cairnshill, with the Cairnshill Park and Ride ensuring an easy commute to the City Centre. Sporting and recreation facilities are well catered for with a host of local clubs for football, GAA and rugby. Shopping is also well catered for with the local shops off Newton Park, specialist boutiques and delicatessens on the Ormeau Road and the array of high street names at Lesley Forestside Shopping Centre.

In recent years the present vendors have altered the original layout by converting the garage to a reception room and opening the rear of the property to create a more contemporary kitchen dining living space, utility room and downstairs toilet.

Upstairs there are four good sized bedrooms, principle with en-suite, and family bathroom suite with separate shower.

Outside there is ample parking to the front and an additional patio with a glazed screening accessed directly from the kitchen dining living room that captures the evening sun and a mature garden to the rear.

This is a fantastic family home in a cul de sac location with nothing to do but add furniture.

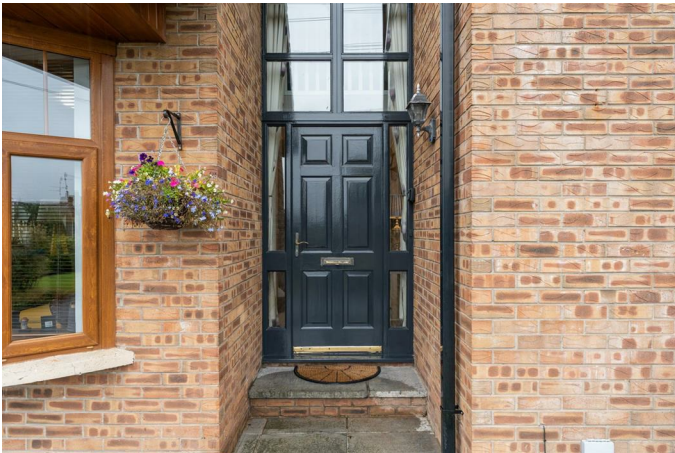
- Fantastic Detached Family Home
- Two Reception Rooms
- Utility Room
- White Bathroom Suite With Separate Shower
- Driveway With Parking For Several Cars

- Four Double Bedrooms, Principle With En-Suite
- Contemporary Kitchen / Dining / Living To The Rear
- Downstairs W/C
- Oil Heating/Double Glazed
- Patio Area To Front And Enclosed Rear Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(37-49) <b>A</b>		
(49-64) <b>B</b>		
(64-81) <b>C</b>		
(81-93) <b>D</b>		
(93-101) <b>E</b>		
(101-109) <b>F</b>		
(109-120) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



**The Accommodation Comprises**



Wood panelled door with glazed side panels with overhead fan light to reception hall.

**Reception Hall**



Tiled floor.





**Downstairs w.c.**



Wash hand basin with storage below. low flush w.c Wall paneling with built in storage behind.. Part tiled walls. Tiled flooring.

**Lounge 16'6" x 12'0" (5.03m x 3.66m)**



Cast iron fireplace with wooden surround, tiled inset, with granite hearth, housing an open fire. Solid oak flooring.



Family area 13'4" x 12'0" (4.06m x 3.66m)



Solid oak flooring.



**Kitchen / Dining / Living area 29'7" x 11'4" (9.02m x 3.45m)**



Range of high and low level built in units, stone work top. Concealed lighting. Built in 5 ring gas hob, stainless steel extractor fan. oven and warming drawer below. Integrated dishwasher. Sink unit with 'Quooker' boiling water tap. Breakfast bar. Tiled floor. Bi folding doors providing access to front.









**Utility area**



Range of high and low level built in units, formica work surfaces. Built-in 2 ring gas hob. Plumbed for washing machine. Tiled floor.

**First floor**

**Gallery Landing**



Access to roof space.  
Hot press.

### Principle Bedroom 14'0" x 10'0 (4.27m x 3.05m)



Semi-solid flooring. Wall to wall sliding robes.

### Ensuite



Comprising shower cubicle with shower unit, sink unit, pedestal wash basin, low flush w/c, fully tiled walls, tiled floor.





**Bedroom Two 13'3 x 8'0 (4.04m x 2.44m)**



Laminate flooring. Built in robes.

**Bedroom Three 11'7 x 9'5 (3.53m x 2.87m)**



Double mirror sliding robes. Laminate flooring.

**Bedroom Four 10'4 x 10 (3.15m x 3.05m)**



Laminate flooring. Double mirror sliding robes.

### White Bathroom Suite



White bathroom suite comprising free standing oval bath with floor mounted mixer taps and hand shower. Corner shower cubicle with shower unit, wash hand basin with mixer taps and storage below, vanity mirror above, low flush w.c. Fully tiled walls and floor. Spotlights.



### Outside Front



Tarmac driveway with ample parking for several cars.

Front garden laid in lawns.

Additional patio area to the front with glazed screening from the driveway accessed directly from the kitchen/dining/living that captures the evening sun. A superb entertaining space. Electric point.



Outside Front.







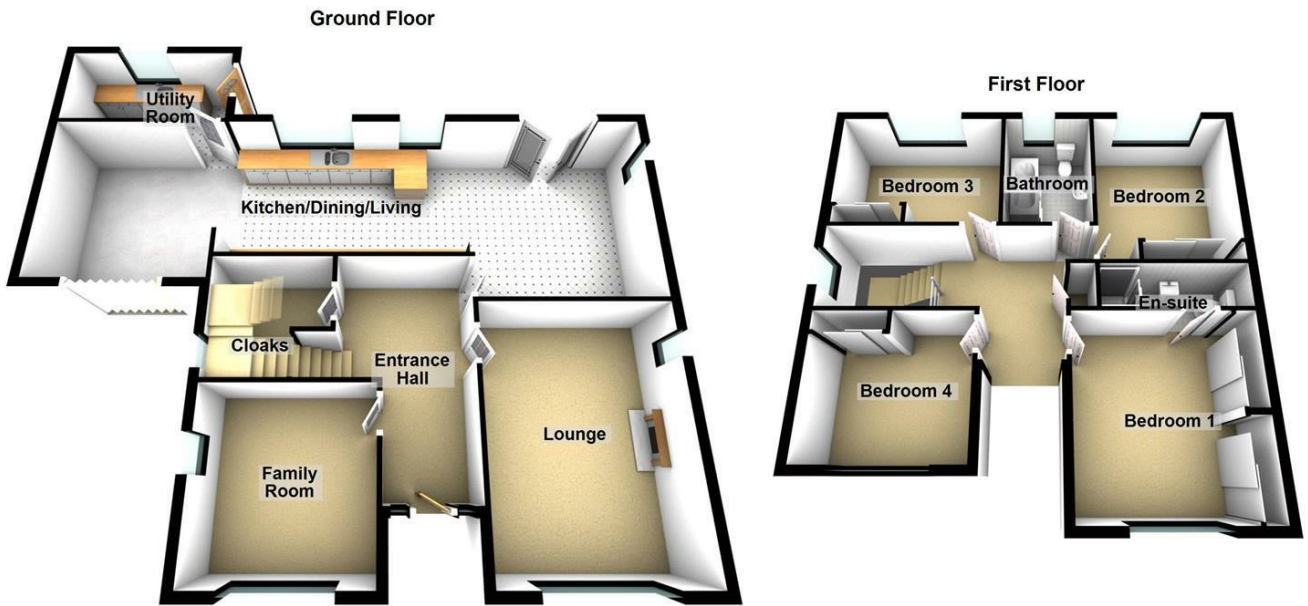


**Outside Rear**

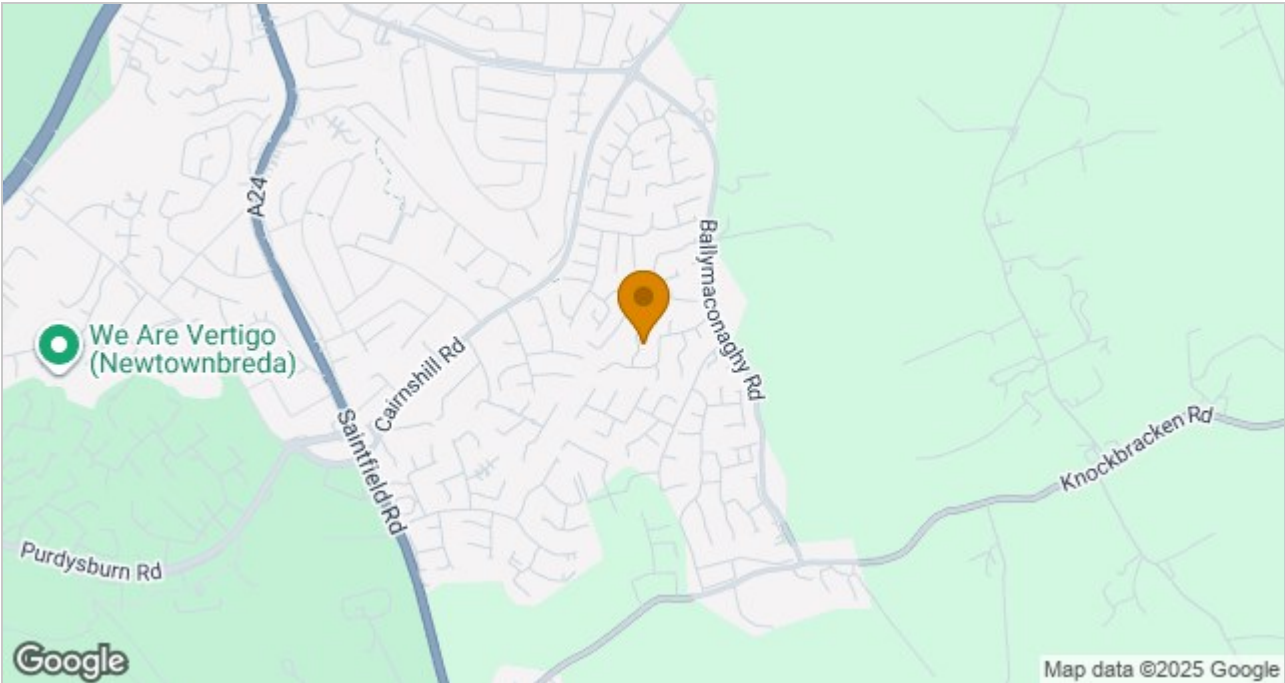
Enclosed flagged patio area to rear with several steps up to garden laid in lawns. Additional patio area to the rear of the garden, bordered by timber fencing. Outside hot water tap. Electric point.



Floor Plan



Area Map



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