



66 Knockbracken Manor, Ballymaconaghy Road, Belfast, BT8 6WQ

Asking Price £274,950

Knockbracken Manor is a popular residential development of detached family homes, just off the Ballymaconaghy Road in the Four Winds. Only a short walk provides access to Newton Park with convenient shopping, transport links into and out of Belfast as well as leading schools both primary and post primary.

66 Knockbracken Manor is one of only a few detached bungalows constructed and offers spacious well proportioned accommodation comprising three bedrooms, the third bedroom is currently utilised as a reception room off the kitchen, lounge with feature fireplace and vaulted ceiling, kitchen / dining and white bathroom suite with separate shower cubicle.

In addition the property benefits from an oil heating system, double glazing, driveway with ample parking and superb gardens laid in lawns to the front and rear.

An excellent home for those downsizing or an equally good family home.

- Detached Bungalow In Cul De Sac Location
- Spacious Lounge With Vaulted Ceiling
- White Bathroom Suite With Separate Shower Cubicle
- Double glazed
- Enclosed Rear Graden
- Three Bedrooms
- Fitted Kitchen / Dining
- Oil Heating
- Driveway With Ample Parking
- No Onward Chain

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	54
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

Open entrance porch

Wooden front door to entrance hall. Wooden flooring.

Entrance Hall



Wooden front door to entrance hall. Tiled flooring.

Lounge 18'6 x 13'7 (5.64m x 4.14m)



Oak flooring.

Sand stone fireplace with slate hearth.

Fitted Kitchen /Dining 15'5 x 11'0 (4.70m x 3.35m)



Shaker style kitchen with excellent range of high and low level units, single drainer sink unit with 1 1/4 bowl sink unit with mixer taps, built in gas hob and oven, stainless steel overhead extractor fan, Plumbed for washing machine. Part tiled walls. Tiled flooring. Double glass panelled doors to living room.

Bedroom One 14'3 x 10'7 (4.34m x 3.23m)



Wall to wall built in furniture.
Spotlights. Laminate flooring.

Bedroom Two 12'9 x 8'5 (3.89m x 2.57m)



Laminate flooring.

Living Room/Bedroom Three 10'7 x 8'8 (3.23m x 2.64m)



Laminate flooring. Pvc glass panelled doors to patio and garden.

White Bathroom Suite



Comprising panelled bath with mixer taps and hand shower. Separate walk in shower cubicle with shower unit, wash hand basin, low flush w.c Part tiled walls. Tiled flooring. Spotlights. Access to the roof space.

Outside Front

Garden laid in lawn.

Driveway with ample parking.

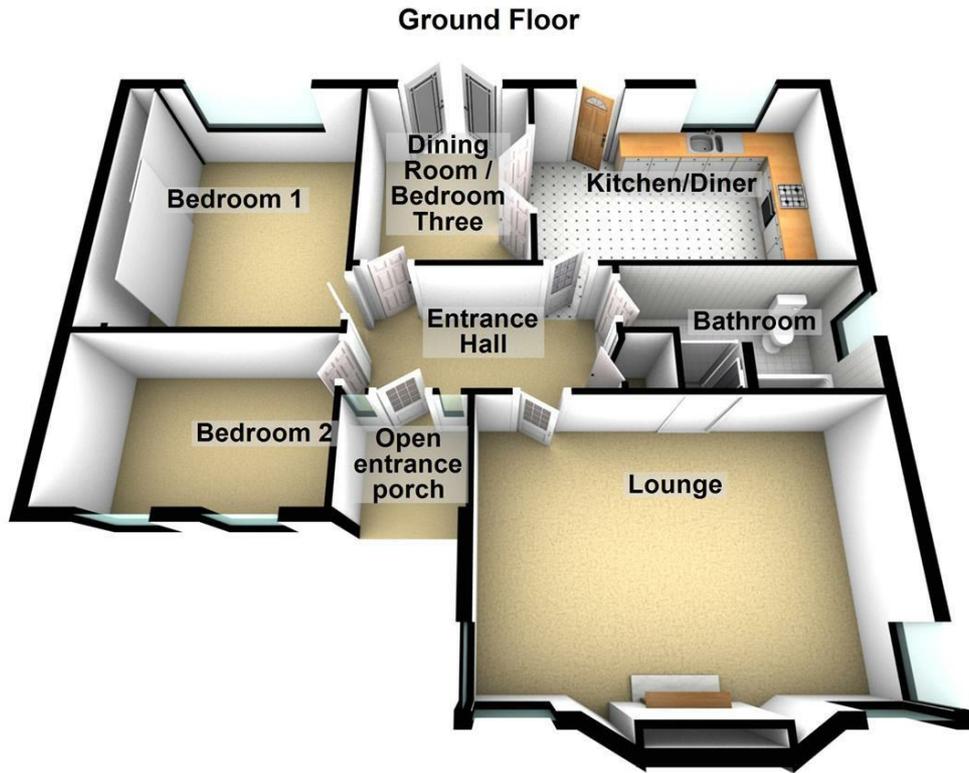
Outside Rear



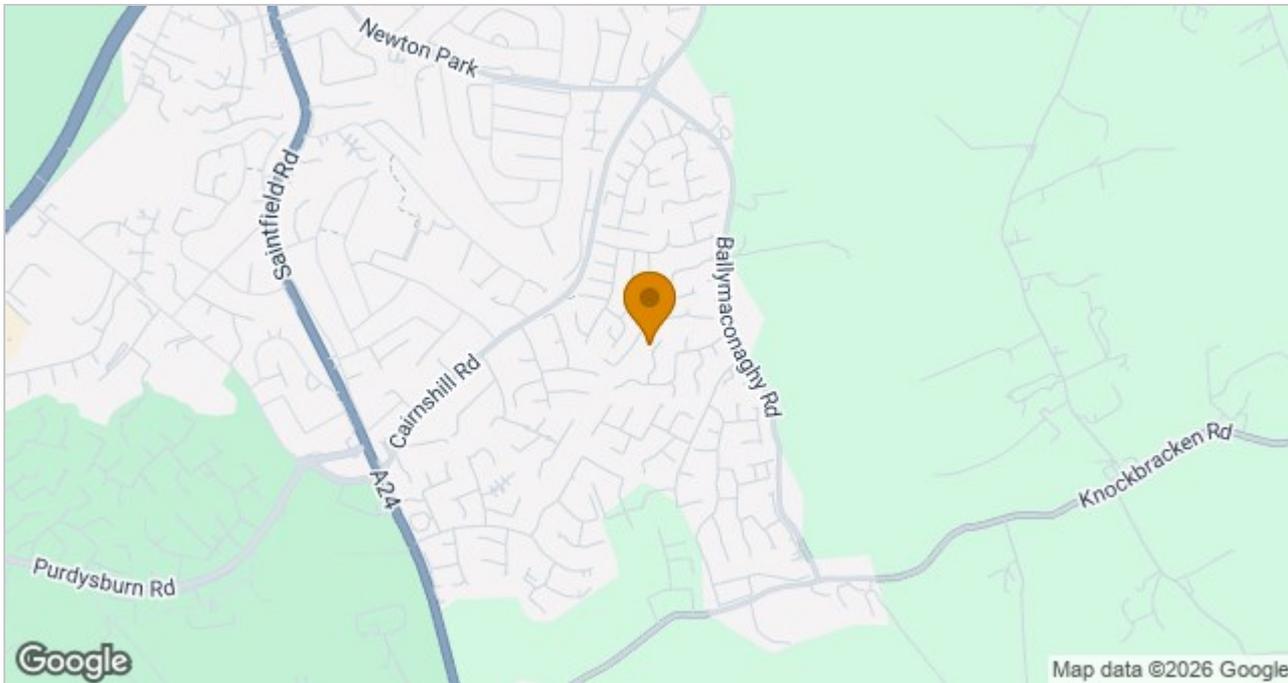
Enclosed flagged patio area and garden laid in lawn, range of plants and shrubs, bordered by timber fencing. Housing oil fired boiler. Pvc tank.



Floor Plan



Area Map



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