



21 Knockbracken Road, Belfast, BT8 6SE

Asking Price £425,000

Situated just off the Saintfield Road, 21 Knockbracken Road has been competitively priced and represents an excellent opportunity to purchase a spacious detached bungalow, with versatile accommodation, in its own grounds, overlooking the surrounding countryside but still only a 10 minute drive from Forestside Shopping Centre and a few minutes walk from the Cairnshill Park and Ride. The internal accommodation comprises four great sized bedrooms, master with en suite, contemporary family bathroom suite, two generous reception rooms and a modern fitted kitchen. Outside the property is approached by a sweeping driveway that leads around to the rear where there is a large Garage / outbuilding and superb garden overlooking the surrounding countryside. A great family home with bags of space and potential!

- Extended Detached Bungalow
- Four Double Bedrooms (Principle With En-Suite)
- Three Reception Rooms
- Oil Heating / Double & Triple Glazed Windows
- Large Detached Garage
- Positioned On A Large Site Looking Out Over Surrounding Countryside
- Luxury Family Bathroom
- Boiler Room / Utility Area
- Sweeping Driveway Leading To The Rear
- Fantastic Rear Gardens

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

EU Directive 2002/91/EC

The Accommodation Comprises



Upvc front door to entrance hall. Tiled flooring.

Lounge 22'7 x 14'7



At widest points.
Brick fire-place with wooden surround housing an open fire. Wooden flooring.

Inner Hallway providing access to Bedrooms

Principle Bedroom 16'5 x 14'5



Oak flooring.

En-suite



Contemporary en-suite comprising large walk in shower cubicle with shower unit, wash hand basin with mixer taps, low flush w/c. Part tiled walls, tiled floor.

Bedroom Two 11'6 x 9'9



Bedroom Three 11'4 x 9'9



Bedroom Four 10'9 x 9'9



Luxury White Bathroom Suite



Comprising free standing slipper style bath with chrome mixer taps and hand shower, wash hand basin with mixer taps and storage below, vanity mirror above, corner shower cubicle with shower unit incorporating hand shower, wall mounted drench head attachment , part tiled walls, tiled floor. Heated chrome towel rail.

Fitted Kitchen 14'1 x 10'7 (4.29m x 3.23m)



Full range of high and low level units, built in 4 ring gas hob, over head extractor fan, double stainless steel oven, Integrated dishwasher and fridge freezer. Single drainer 1½ bowl sink unit. Spot-lights.

Living / Dining Room 21'5 x 20'0



Hole in the wall fire-place with cast iron wood burning stove. Oak flooring. Cornice ceiling. Upvc patio door with glazed side panels to raised patio overlooking the gardens and fields.

Play Room 13'6 x 10'6



Oak flooring. Spot-lights.

Inner Courtyard

Access to Boiler house/ Utility area, plumbed for washing machine.

Boiler House / Utility



Outside Front

Sweeping driveway with ample car-parking leading to detached outbuilding.

Detached Garage



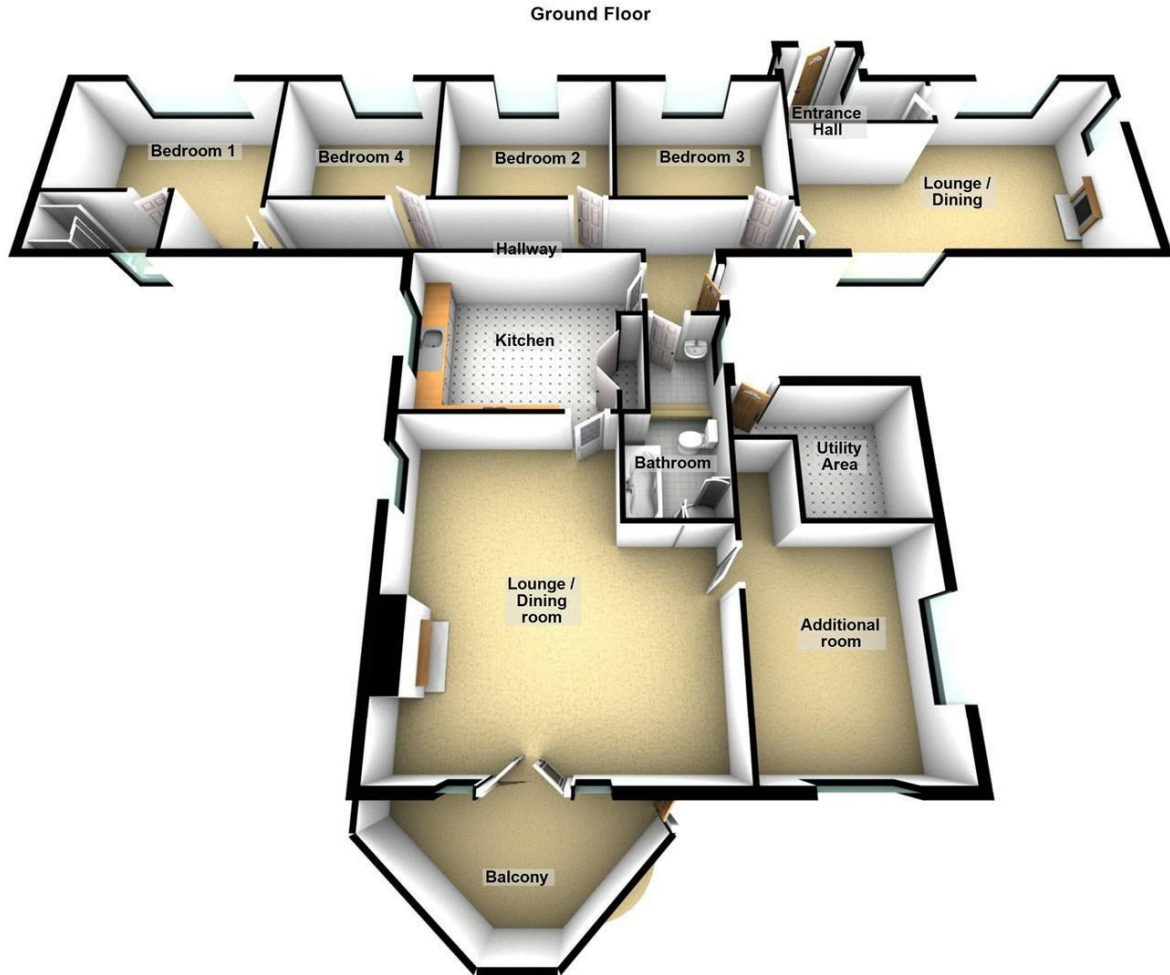
Roller Door.

Outside Rear

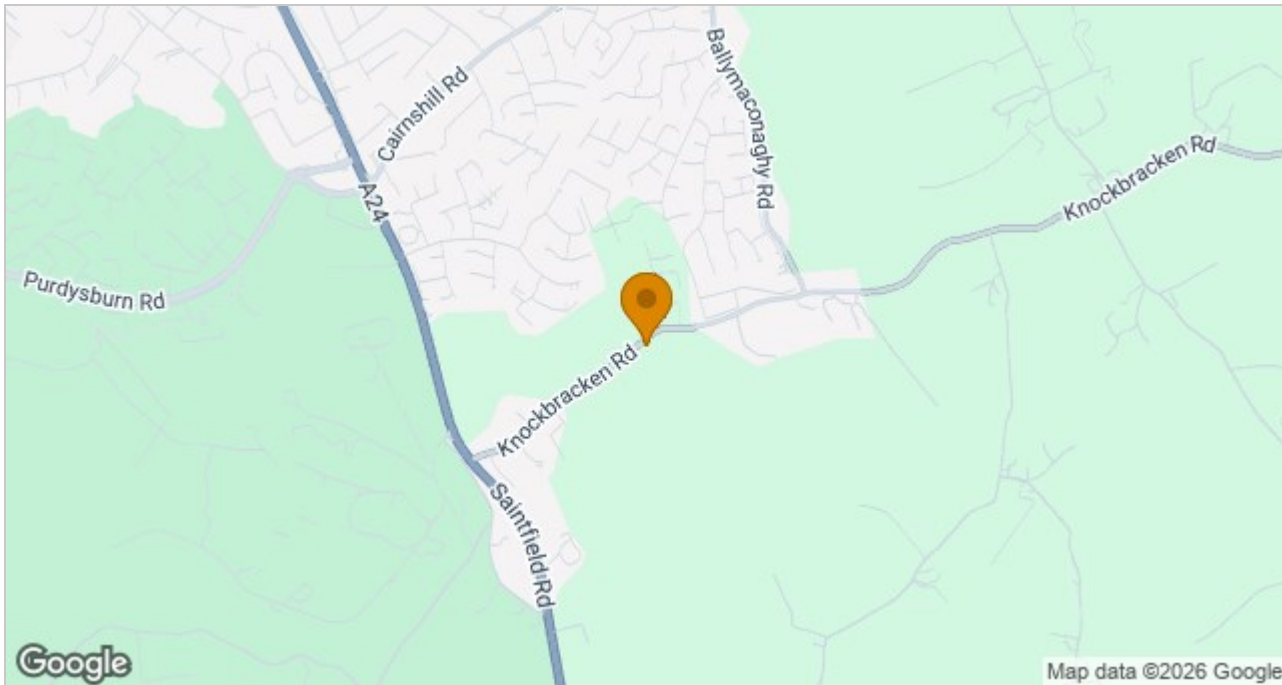


Extensive rear garden laid in lawns bordered by mature hedging with views over surrounding countryside.

Floor Plan



Area Map



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