



19 Rocky Road, Upper Knockbreda Road, Belfast, BT6 9QL

Asking Price £575,000

Situated on Rocky Road, just before or after the entrance to Knockbreda Road from Upper Knockbreda Road, this exceptional home enjoys a highly sought-after location.

The property offers easy access to leading primary and secondary schools, excellent transport links throughout Belfast, scenic walks in the nearby Cregagh Glen, and a wide range of shopping, dining, and leisure amenities, including Forestside Shopping Centre and the popular cafés and shops along the Cregagh and Ormeau Roads.

Occupying a generous site, the property commands breathtaking panoramic views across Belfast and beyond. Multiple patio areas have been thoughtfully positioned to maximise both privacy and the stunning outlook.

Internally, the home provides spacious and well-proportioned accommodation throughout.

The ground floor comprises three reception rooms, a fitted kitchen, utility room, sunroom, and a superb principal bedroom featuring a dressing area and contemporary en-suite shower room. Upstairs, there are four additional double bedrooms and a modern family bathroom.

The property's design has been carefully planned to take full advantage of the outstanding views, with many rooms benefiting from the impressive aspect. The lower level is accessed from the main hallway and includes a large double garage together with a useful additional storage room.

Externally, mature gardens surround the property, while a substantial driveway provides ample parking and generous space for vehicle manoeuvring.

- Substantial Family Home (Over 3000 Sq Ft - To Include Basement Garage)
- Three Reception Rooms Plus Sun Room
- Downstairs w/c
- Oil Heating (Under Floor To Ground Floor) / Double Glazed
- Integral Double Garage
- Five Bedrooms Principle With En-Suite
- Fitted Kitchen / Utility Room
- Contemporary Bathroom Suite
- Driveway With Ample Parking
- Mature Gardens and Fantastic Views Over Belfast

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			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC



The Accommodation Comprises

The property is approached by double gates to large tarmac area with space to park and manoeuvre.

Steps lead up to main entrance level.

Access can also be obtained from the double garage and to the rear of the property.

Entrance



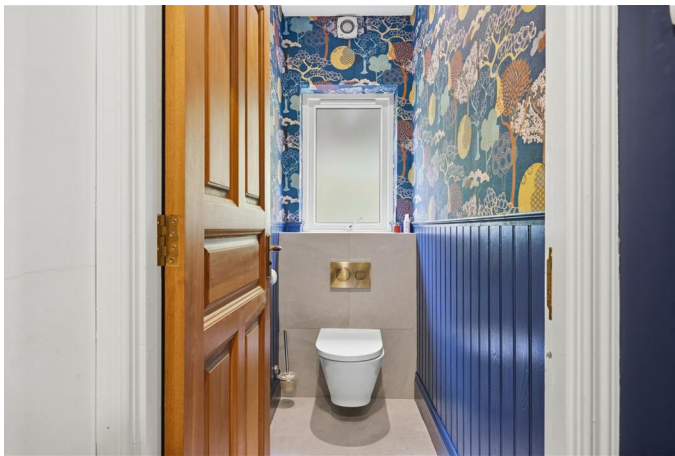
Glass panelled front door with glazed side panels to reception hall.



Cloaks Room



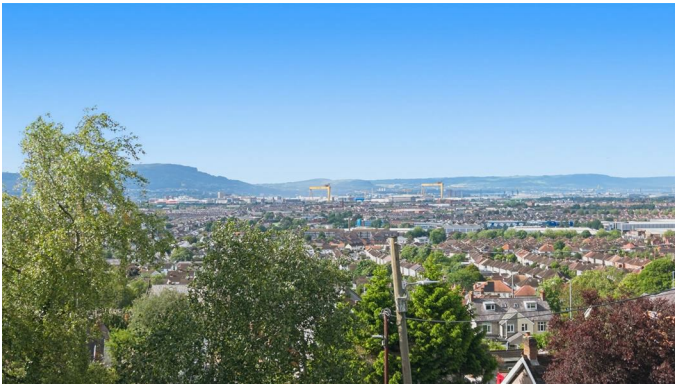
Cloaks area with access to downstairs w/c and sink unit.



Lounge 22'9 x 16'1 (6.93m x 4.90m)



From the hall there are double doors to lounge.
This room benefits from a dual aspect with superb views.
Semi solid oak floor.
Cornice ceiling.



Living Room 16'9 x 12'2 (5.11m x 3.71m)



Semi solid oak floor.
This room also benefits from a dual aspect.



Dining Room 13'8 x 11'0 (4.17m x 3.35m)



Semi solid Oak flooring.
Open to fitted kitchen.



Fitted Kitchen 16'7 12'2 (5.05m 3.71m)



Excellent range of high and low level built-in units, glazed display cabinets marble effect work surfaces, built-in 4 ring hob and stainless steel over head extractor, built-in oven, integrated dishwasher, breakfast bar, part tiled walls, tiled floor.



Utility Room 12'6 x 7'3 (3.81m x 2.21m)



Range of high and low level units, single drainer stainless steel sink unit.

Sun Room 16'2 x 12'4 (4.93m x 3.76m)



Tiled floor.





Principle Bedroom 15'9 x 12'8 (4.80m x 3.86m)



Dressing area with robes, shelving and storage.





Recently Installed En-suite



Comprising large walk-in shower cubicle with drench head and hand shower, vanity unit on stone surface housing sink unit with mixer taps, storage below and above incorporating illuminated vanity mirror, Japanese style shower toilet. (integrated advanced bidet, hygiene, and comfort technologies).



First Floor



Bedroom Two 14'5 x 11'9 (4.39m x 3.58m)



Wall to wall sliding robes.



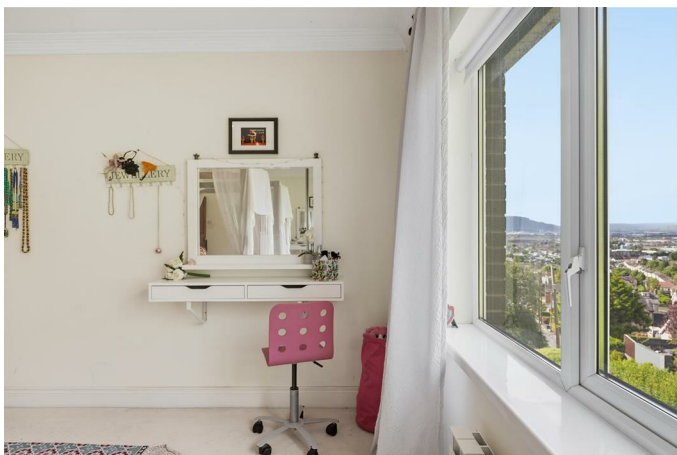
Bedroom Three 14'6 x 12'4 (4.42m x 3.76m)



Bedroom Four 12'9 x 12'0 (3.89m x 3.66m)



At widest points.



Bedroom Five 12'3 x 10'6 (3.73m x 3.20m)



Wall to wall sliding robes.



Modern Bathroom Suite



Comprising Japanese style deep sitting panelled bath with mixer taps, separate large walk-in shower cubicle with chrome shower unit, drench head shower and hand attachment, sink unit of stone surface with storage below and above, Japanese style shower toilet. (integrate advanced bidet, hygiene, and comfort technologies) heated chrome towel rail.





Lower Level

From hallway there is a staircase that leads down to lower level / Integral double garage.

Outside Front



Double gates lead to tarmac driveway with ample space to park and manoeuvre.
Mature range of plants trees and shrubs.
Access to integral garage and steps to the front and rear of the property.



Integral Garage 25'1 x 20'7 (7.65m x 6.27m)

Electric up and over door, light and power. Housing oil boiler and hot water tank.
Access to additional storage area, with access to w/c and sink unit.

Outside

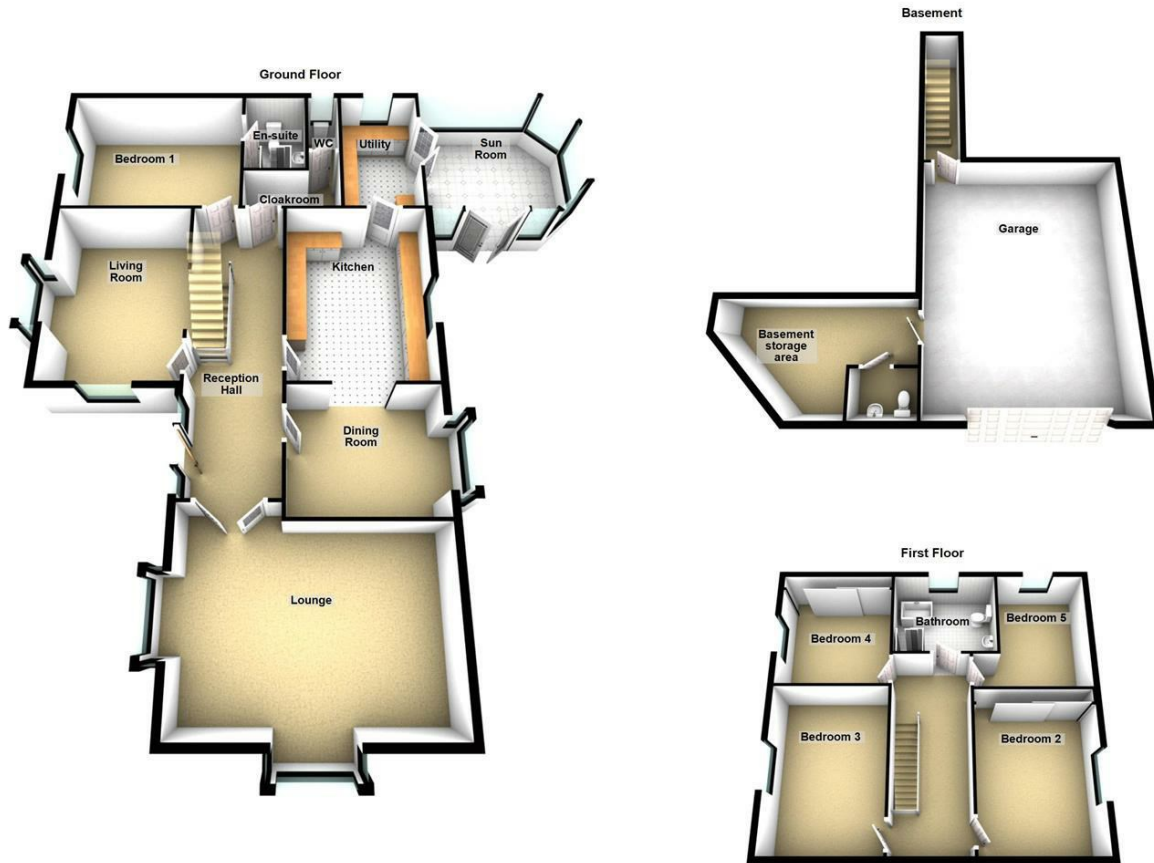


The property benefits from mature gardens laid in lawns with patio areas at various points that maximise the views in the distance.

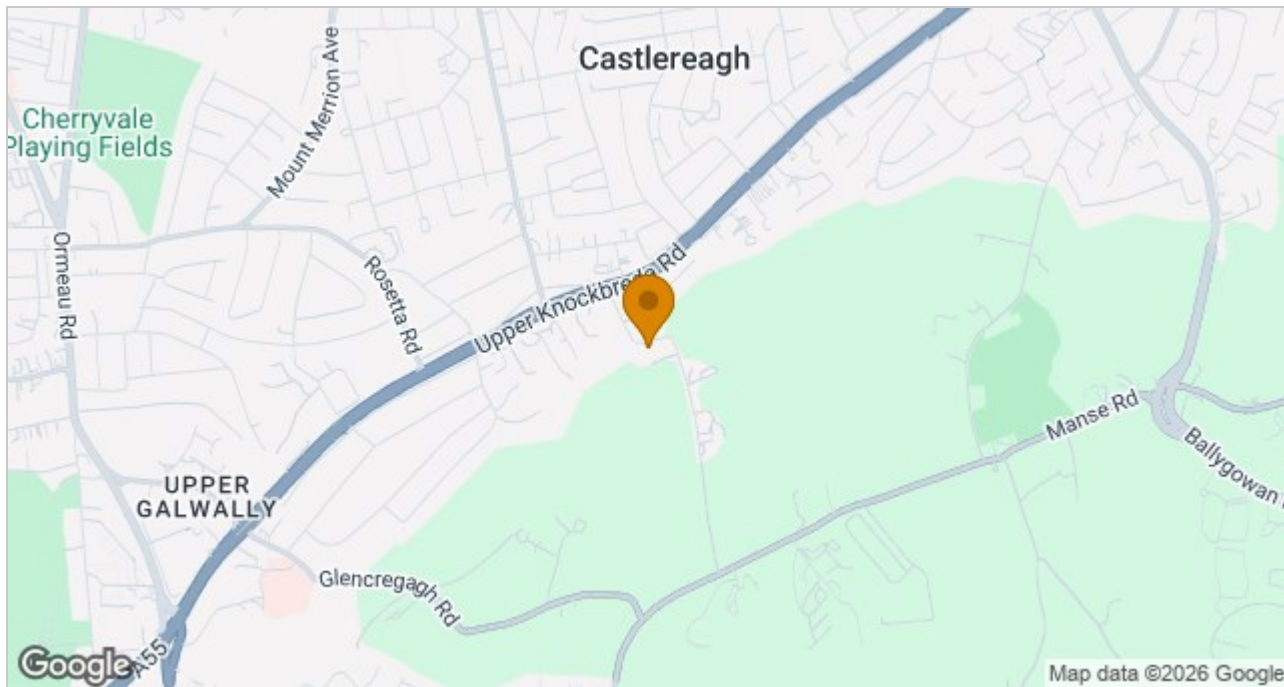




Floor Plan



Area Map



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