



## 33 KILHORNE GARDENS

BELFAST BT5 6NT

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*Offers Over*

**£330,000**



DETACHED | 3  | 2  | 2 

We are delighted to bring to the market this fantastic red brick detached property located in this much desirable and ever sought after address just off the Kensington Road in the heart of Cherryvalley.

## KEY FEATURES

- Attractive Red Brick Bay Fronted Detached Family Home
- Bright and Spacious Front Lounge with Bay Window
- Separate Modern Fitted Kitchen, Open Plan to Ample Dining Space
- Three Well Proportioned Bedrooms, Principal with Ensuite Shower Room
- Family Bathroom with Contemporary White Suite
- Gas Fired Central Heating
- Mature Rear Gardens Ideal for Outdoor Entertaining or Children at Play
- Driveway Parking Leading to a Detached Garage
- Excellent Convenience and Privacy
- Within the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools
- Broadband Speed - Ultrafast
- Early Viewing Highly Recommended





ROOM DETAILS

ENTRANCE	FIRST FLOOR	En Suite Shower Room:
GROUND FLOOR	First Floor Return:	Bedroom Three:
Reception Hall:	WC:	10'1" x 8'1"
Utility Closet:	First Floor Landing:	OUTSIDE
Kitchen:	Bedroom Two:	Outside:
12'4" x 11'5"	11'4" x 11'4"	Detached Garage:
Lounge:	Bedroom One:	21' x 8'
12'11" x 11'4"	14'2" x 8'8"	
Bathroom:		





DIRECTIONS

Travelling along Knock Road in the direction of the Knock Lights, turn right into Kensington Road and Kilhorne Gardens is the second road on your left-hand side. No. 33 is on the left-hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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