



39 KNOCKWOOD PARK

Belfast BT5 6GB

Offers Around

£149,950



SEMI-DETACHED | 2  | 1  | 1 

We are delighted to bring to the market this well presented, deceptively spacious two-bedroom semi-detached property located in the ever-popular Clarawood Area of East Belfast.

KEY FEATURES

- Deceptively Spacious Two Bedroom Semi-Detached Property Located in the Ever-Popular Clarawood Area of East Belfast
- Ease of Access to the Bustling Ballyhackamore Village, Orangefield Park and Comber Greenway
- Close to Many Main Arterial Transport Routes Including the Glider, City Airport and Main Outer Ring
- Two Well Proportioned Bedrooms, One with Built-in Slide Robes
- Spacious Open Plan Living / Dining Room with Dual Aspect and Access to Rear Garden Via French Doors
- Fitted Kitchen with Range of High- and Low-Level Units
- Utility
- Shower Room with Modern White Suite
- Fantastic Enclosed Rear Garden, Ideal for Outdoor Entertaining and Children at Play
- Oil Fired Central Heating
- PVC Double Glazing Throughout
- No Onward Chain
- Broadband Speed – Ultrafast



ROOM DETAILS

ENTRANCE

Front Door:

GROUND FLOOR

Spacious Reception
Hall:

Lounge:
18'1" x 10'5"

Kitchen:
11'2" x 8'2"

Utility:

11'10" x 7'11"

Stairs to First Floor

Landing:

FIRST FLOOR

Roof Space:

Shower Room:

Bedroom One:
15'6" x 8'11"

Bedroom Two:

10'5" x 9'2"

OUTSIDE

Rear Garden:



DIRECTIONS

Travelling along the Knock Road in the direction of Ballyhackamore, turn left on to Knockwood Park. Number 39 is located 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	83
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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