

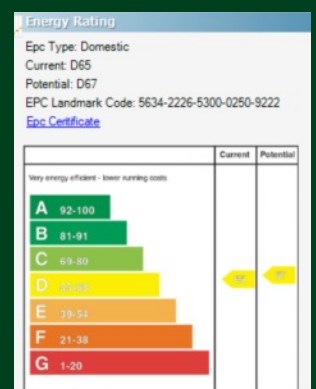
TEMPLETON
ROBINSON



28 Knightsbridge Manor,
BELFAST,
BT9 5ET

Offers Over
£549,950

Viewing by
appointment with
& through agent
028 90 663030





A superb, recently decorated detached bungalow situated in a quiet cul-de-sac location, walking distance of many amenities in the locality including; shops, cafes, bars, the Lagan Tow Path, Stranmillis Primary School, YMCA day care and gym and a short drive into the city centre.

The accommodation is bright and spacious and comprises; entrance hall with storage cupboards, living room, family room, modern fitted kitchen with casual dining area with access to the rear gardens. There are four

good sized bedrooms, (one with ensuite), and a main bathroom.

Externally the mature site has excellent gardens which are landscaped and provide lawns, patio areas and well stocked beds in shrubs, trees and bushes and a wooden shed. There is spacious parking space to the front and an integral garage.

Early viewing is encouraged as demand is expected to be high as rarely does a property come to the market in this particular development.



- Four Bedroom Detached Bungalow with Integral Garage and Good Sized Gardens
 - Entrance Hall with Cloaks Cupboards
 - Living Room with Feature Mahogany Fireplace
 - Family Room with Mahogany Fireplace and Tiled Inset
- Fitted Kitchen with Range of Appliances, Open Plan to Dining Room and Access to Rear Gardens
 - Four Well Proportioned Bedrooms, One with Ensuite
 - Main Bathroom
 - Gas Heating and Double Glazed Windows
- Driveway Parking to the Front, Integral Garage & Electric Car Charging Point
- Surrounding Gardens in Lawns with Beds in Shrubs, Bushes and Trees, Wooden Shed
- Ideally Located Just off Stranmillis Road Close to the Primary School and all the Amenities
Stranmillis Village Offers, The Lagan Tow Path and into the City Centre
 - Ideal for a Range of Buyers

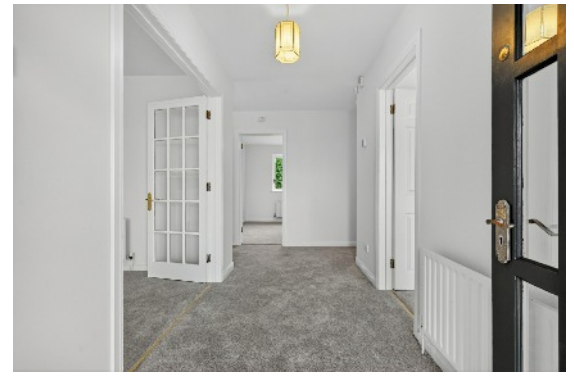
Telephone 028 9066 3030
www.templetonrobinson.com

The Property Comprises:

Ground Floor

ENTRANCE PORCH: Tiled floor. Hardwood front door with glazing to:

ENTRANCE HALL: Storage cupboards, access to partially floored roofspace.



Glazed doors to:

LIVING ROOM: 20' 2" x 12' 4" (6.15m x 3.76m) (at widest points). Mahogany fireplace with tiled inset and hearth, bay window.



SITTING ROOM: 13' 5" x 9' 9" (4.09m x 2.97m) (at widest points). Mahogany fireplace with tiled inset and hearth.



FITTED KITCHEN OPEN PLAN TO DINING ROOM: 20' 4" x 14' 8" (6.2m x 4.47m) Wooden range of high and low level units, work surfaces, one and a half bowl stainless steel single drainer sink unit, integrated dishwasher, integrated oven and hob, extractor fan over, part tiled walls, sliding door to rear.



BEDROOM (4): 11' 8" x 9' 2" (3.56m x 2.79m) Built-in cupboard.

INNER HALLWAY: Airing cupboard, gas boiler.

PRINCIPAL BEDROOM: 14' 2" x 9' 9" (4.32m x 2.97m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle with electric shower, part tiled walls, ceramic tiled floor, extractor fan.



BEDROOM (2): 13' 6" x 9' 8" (4.11m x 2.95m) (at widest points). Built-in robe.

BEDROOM (3): 10' 0" x 9' 9" (3.05m x 2.97m) (at widest points).



BATHROOM: Low flush wc, pedestal wash hand basin, panelled bath with shower over, heated towel rail, fully tiled walls.



Outside

Paved driveway parking for 3/4 cars, electric car charging point.

INTEGRAL GARAGE: 20' 5" x 10' 5" (6.22m x 3.18m) Up and over door, high gloss range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, door with glazing to side.

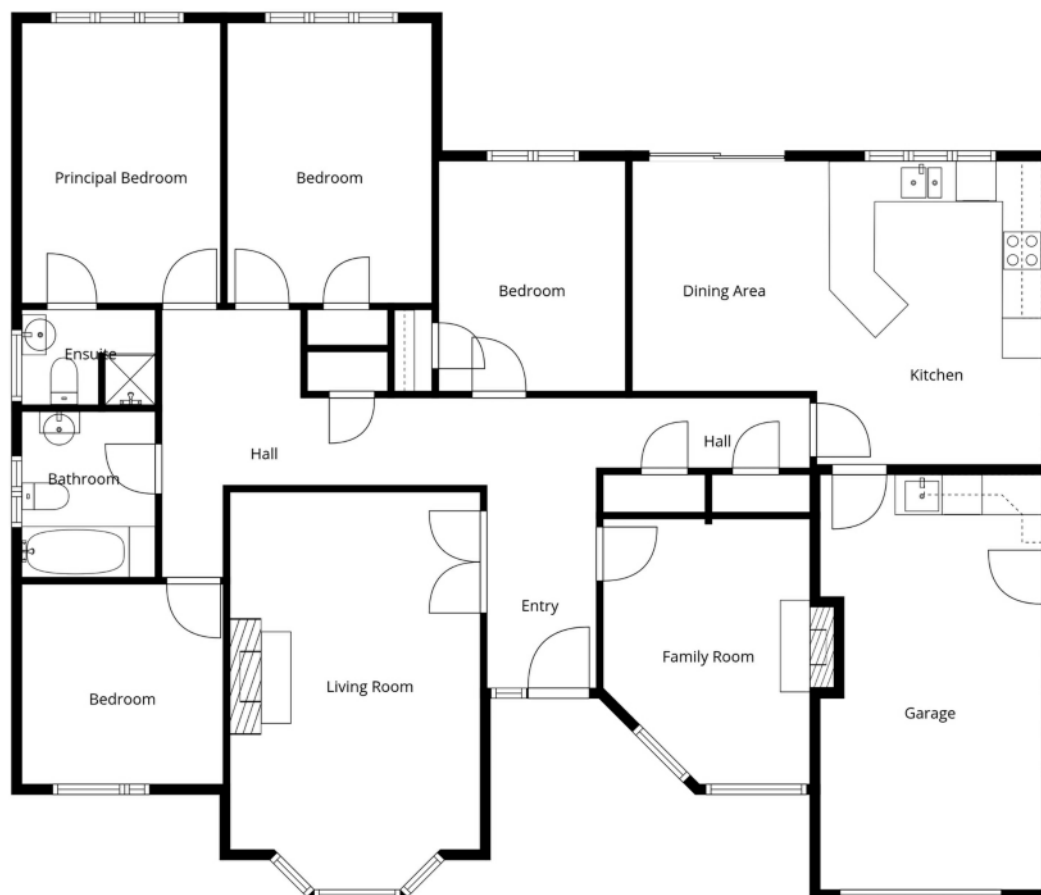
Front gardens in lawns with bushes and hedges.

Enclosed rear gardens in lawns with mature hedging and bushes/trees. Wooden shed.



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Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Stranmillis roundabout heading towards the Malone Road turn into Richmond Park then Knightsbridge Manor is second on the left hand side,

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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