

Alan Newell

Estate Agents & Valuers

“SEAFAR”

No 65 Knockbracken Road

Castlereagh Hills, Belfast BT6 9SP

An Excellent Detached Country Bungalow, Yard and Outbuildings



Superbly sited just off the Knockbracken Road close to its junction with Lisabreeny Road East and only a short drive from either the main A23 Ballygowan Road or the A24 Saintfield Road this is an excellent opportunity to acquire a very conveniently located and highly desirable rural bungalow which occupies a most prominent position with easy access and clearly what must be regarded as retaining the finest uninterrupted views over adjoining countryside with extensive reaching views of Scrabo and towards Strangford Lough and a wide section of the Ards peninsular yet being only a short drive out of Belfast City Centre and within easy commute of leading schools, services and other amenities in East or South Belfast. Of immense interest to anyone seeking a country property who can make best use of the garden and outside space totalling circa **0.75** acre to include some out buildings or garaging and other small stores or to revitalise former shed space which is available. The detached bungalow of circa **1200 Sq Ft**, itself which has had extensive home improvement carried out in previous years offers excellent, well proportioned and presented centrally heated comfortable living accommodation with **THREE** bedrooms and generous country style kitchen with space for dining. From this unrivalled position the majority of windows in the principal accommodation enjoy excellent views almost picturesque over rolling countryside across the wonderful landscaped regions of the Ards and closer in the Castlereagh foothills. Inspection strongly recommended for appreciation. EPC: E48/D55

ASKING PRICE: OFFERS INVITED AROUND £295,000-00

DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

TEL: 028 9081 2422 www.alannewell.com

Location: From Knockbracken Road turn into the wide concrete apron serving No 65 Knockbracken Road and the gated entrance is immediately to the right hand side just where the laneway splits. A second entrance leading to the yard and outbuildings is located a few yards along the shared laneway past the main entrance.

Bungalow: An L shaped entrance hall 13/6 x 3/3 with Upvc glazed entrance door.

Sitting Room: 12/9 x 12/6 into square bay window with excellent views, tiled fireplace with open coal fire grate (not tested)



Living Room: 12/6 x 11/6 into square bay window with excellent views, (fireplace removed)



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Spacious Country Kitchen: 14/9 x 13/0 with windows on either side and pleasant outlook across adjoining countryside, Upvc door, excellent range of laminate high and low level cupboards with matching worktops and inset stainless steel sink top with mixer taps. Space for slot in cooker with an electric cooker socket outlet point. Ample space for dining table.



Rear Hall: 9/6 x 4/10

Small Study: 8/3 x 6/6 with built in cupboard housing hot press with lagged copper cylinder and immersion heater.

Bedroom 1: 11/9 x 9/3



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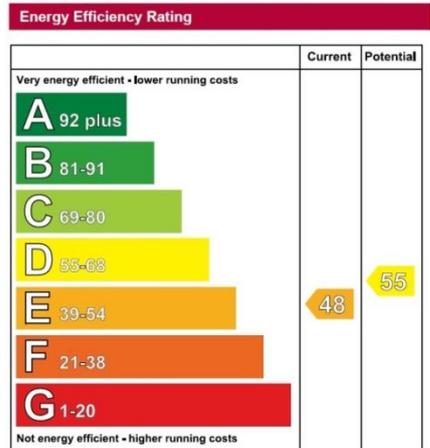
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Bedroom 2: 9/4 x 7/9 with access to

Ensuite: 7/6 x 2/3 plumbing for a second W. C. and fitted with a wash hand basin with hot and cold water supply



Main Bathroom: 10/5 x 6/2 with part tiled walls, coloured suite comprising panelled bath with chrome telephone style hand held shower mixer taps, pedestal wash hand basin and low flush W.C.

Central Heating: Oil fired central heating is installed from a Warmflow oil fired boiler

Insulation: Good roof space insulation

EPC: E49/D55

Outside: extensive concrete surfaced yard with ample parking and turning area.



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Gardens: sizable, enclosed lawn area to front.

Outbuildings: Double garage 26/0 x 26/0 overall with old brick built walls and concrete floor, light and power, twin wooden door access.

Switch Room: 16/3 x 10/6 with concrete floor

Small Parlour: 10/6 x 7/6 with concrete floor.

Former Haysheds: Currently unusable and require revitalisation



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Services: We understand that the property benefits from its own mains, metered water supply, mains electricity connection and is served by a septic tank.

Tenure: Advised Freehold

Rateable Value: The Land and Property Services web site advise a Rateable Value (Agricultural) of £140,000-00 making the domestic rates payable to Lisburn Castlereagh City Council for the year 2019/2020 as £1,065-54



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Ground Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

65 Knockbracken Road

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