

simon**BRIEN**
RESIDENTIAL

3 Knockbracken Gardens,
Carryduff, BT8 8FQ



Asking Price £375,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Family Home Set Within Superb Gated Development off 4 Properties
- Constructed within the last 3 years and finished to a high standard throughout
- 4 Generous Bedrooms [Dressing Room off Bedroom 1]
- Spacious Living Room with Wood Burning Stove
- Modern Fully Fitted Kitchen with range of Appliances Open To Casual Dining/Living Areas
- Separate Utility Room
- Family Bathroom, Ensuite & Downstairs Cloakroom
- Bedroom 2/3 – Plumbed for Jack and Jill Ensuite
- Gas Fired Central Heating
- PVC Double Glazing
- Driveway Parking
- Enclosed Gardens to Rear
- Popular & Much Sought After Residential Location Close To All Local Amenities, Schooling, & Transport Networks Connecting Belfast & Further Afield
- Viewing by Private Appointment

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood Door to Entrance Hall, under stairs storage.

CLOAKROOM:

Low flush WC, pedestal wash hand basin.

DESCRIPTION

Knockbracken Gardens is a pleasant gated development of 4 family homes exceptionally well located off the Manse Road/ Saintfield Road in Carryduff, within close proximity of a host of local amenities within the immediate area, shopping facilities at Forestside, together with a host of excellent schooling, with Belfast City Centre within close proximity. Finished to an high standard throughout and tastefully decorated, this superb family home provides a layout of 4 generous bedrooms, living room, together with modern kitchen open to dining/family areas, luxury bathroom and ensuite.

Externally there is parking to the front and side and enclosed gardens to rear.

Likely to be of interest to the growing family in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



LIVING ROOM:

15' 4" x 12' 8" (4.67m x 3.86m)

Wood burning stove, tiled floor.





KITCHEN/LIVING/DINING:
23' 8" x 15' 4" (7.21m x 4.67m)

High and Low Level units, quartz worktops, 5 ring gas hob, electric oven, integrated fridge freezer, dishwasher, double doors to rear.



FIRST FLOOR

BEDROOM (2):
12' 0" x 10' 0" (3.66m x 3.05m)

Tiled floor.

DRESSING ROOM:

Plumbed for Jack and Jill Ensuite.



BEDROOM (3):
12' 4" x 9' 7" (3.76m x 2.92m)



BEDROOM (4):
9' 6" x 9' 1" (2.9m x 2.77m)



UTILITY ROOM:
9' 7" x 5' 9" (2.92m x 1.75m)

High and Low Level units, inset sink, plumbed washing machine, tiled floor, door to rear.



BATHROOM:

Free standing bath, mixer taps, telephone hand shower, shower enclosure, overhead shower, telephone hand shower, low flush WC, wash hand basin.



LANDING:

Storage cupboard. Dressing area off landing.

SECOND FLOOR

BEDROOM (1):

14' 2" x 11' 6" (4.32m x 3.51m)

Built in mirrored sliderobe.



ENSUITE:

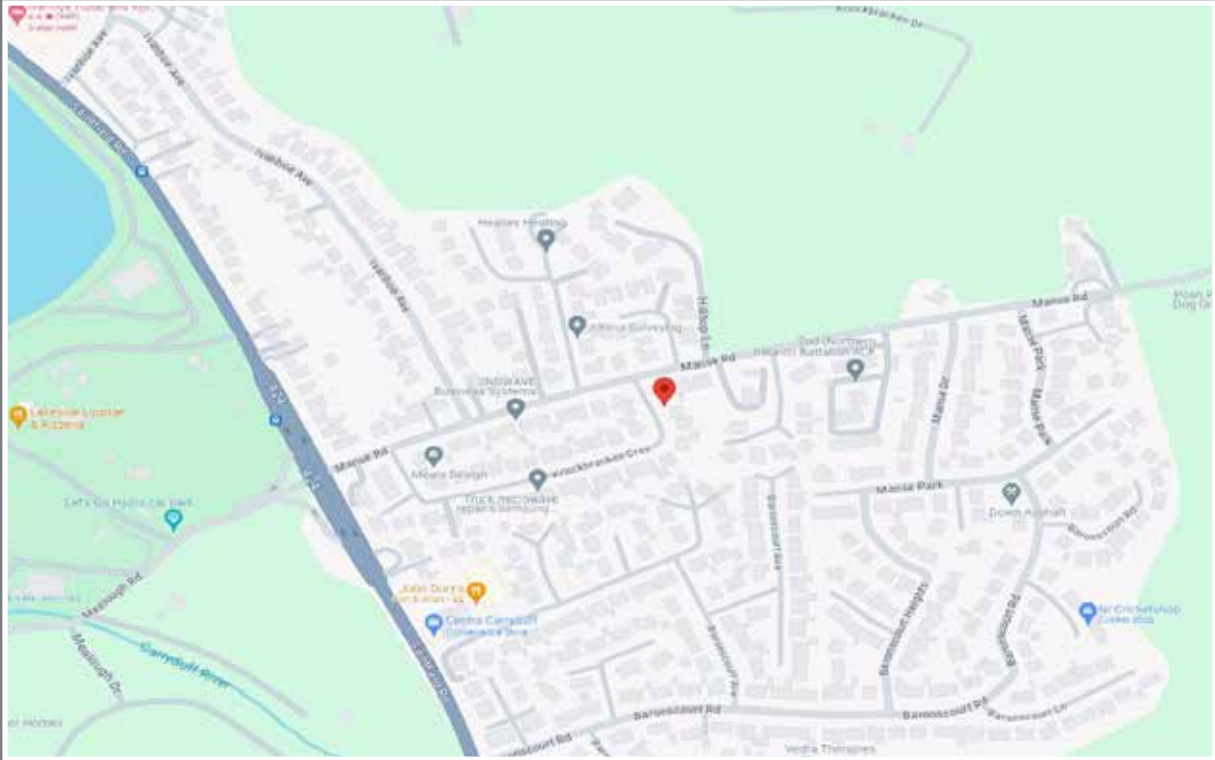
Fully Tiled shower enclosure, low flush WC, wash hand basin.

OUTSIDE

Driveway parking, gardens to rear.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/B/24/SD



Score	Energy rating	Current	Potential
92+	A		
81-91	B	94 B	94 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0370-3754-7050-2009-0231

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