



One of only four apartments in this conveniently located scheme, this bright and airy first floor apartment features accommodation more usually associated with houses.

The principal reception room is of generous proportions whilst the kitchen is large enough to incorporate a casual dining area and with patio doors leading to faux balcony which in turn overlooks communal gardens.

Three bedrooms ensure the layout offers an appealing versatility which will appeal to a range of purchasers including those looking to downsize to a low maintenance home.

Shops and amenities in Cherryvalley and Kings Square are just around the corner whilst David Lloyd and the Omni Park complex are less than a mile away.

Offers Over  
£215,000

38C Kingsway Park,  
Gillnahirk,  
BELFAST,  
BT5 7EW

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Spacious first floor apartment in desirable residential location
- Exclusive block of only four, each with own front door access
- Bright and airy lounge with feature coal effect gas fire
- Kitchen with range of built in appliances, open to...
- Dining area with patio doors leading to faux balcony
- Three double bedrooms, principal with ensuite and built in robes
- Bathroom with modern white suite
- Gas boiler/uPVC Double Glazing
- Communal rear gardens in lawn with mature bedding and shrubs
- Ample resident and visitor parking
- Within walking distance of local shops and cafes
- Ideal for downsizers and young professionals



## Ground Floor

uPVC glazed front door to:

ENTRANCE PORCH: Tiled floor, glazed door to stairs.

## First Floor

ENTRANCE HALL: Cloakroom, glazed door to:

LOUNGE: 20' 8" x 14' 11" (6.3m x 4.55m) (at widest points). Feature fireplace with gas coal effect fire, granite surround and hearth, low voltage spotlights.

INNER HALLWAY: Access to floored roofspace via Slingsby ladder, storage cupboard, gas boiler cupboard with shelving.

KITCHEN: 18' 0" x 9' 3" (5.49m x 2.82m) Modern fitted kitchen with range of high and low level units, one and a half bowl stainless steel sink unit, integrated fridge/freezer, integrated dishwasher, four ring gas hob, double electric oven, extractor hood.

Integrated washer/dryer, part tiled walls, tiled floor, open plan to:

DINING AREA: Patio doors to faux balcony, low voltage spotlights.



BEDROOM (1): 19' 2" x 10' 7" (5.84m x 3.23m)

(incorporating ensuite). Built-in robes and drawers.

ENSUITE SHOWER ROOM: White suite comprising vanity sink unit, low flush wc, shower cubicle, fully tiled walls, ceramic tiled floor.

BEDROOM (2): 11' 8" x 8' 7" (3.56m x 2.62m) Built-in robes and drawers.

BEDROOM (3): 8' 4" x 8' 1" (2.54m x 2.46m)

BATHROOM: White suite comprising vanity sink unit, low flush wc, panelled bath, fully tiled walls, low voltage spotlights.

### Outside

FRONT: Resident and visitor parking, mature shrubs. Enclosed bin store.

REAR: Enclosed communal rear garden in lawn with mature trees and shrubs. (For Apt C, section to rear at right).



Telephone 028 9065 0000

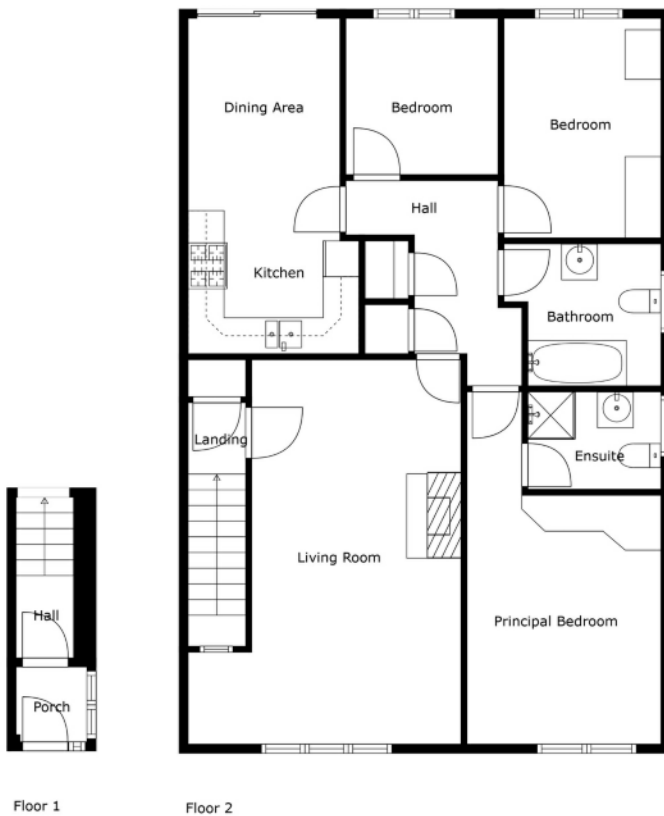
[www.templetonrobinson.com](http://www.templetonrobinson.com)

Management company: Flat Management.

Service Charge: £720 per annum.

Location:

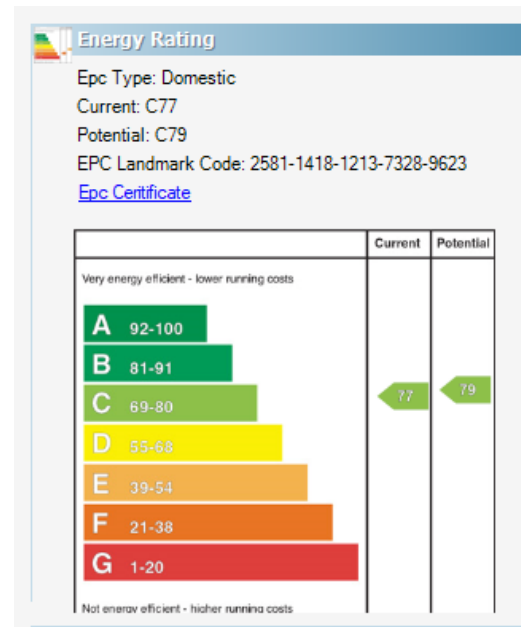
From the Kings Road, head up Gilnahirk Road. Kingsway Park is located on left just after the petrol station. No 38 is located on the left.



Sizes And Dimensions Are Approximate. Actual May Vary.

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

www.templetonrobinson.com



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