

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**42 GILNAHIRK PARK, BELFAST, BT5 7DY**

**OFFERS AROUND £249,950**



This charming, well proportioned semi-detached home is located in a prime residential location which is renowned for its convenience to many leading primary and grammar schools, whilst boasting ease of access to Belfast City Centre for the commuter. Also, within ease of access to Belmont and Ballyhackamore and its range of shops, pubs and restaurants, Stormont Parliament Buildings and the Ulster Hospital.

The accommodation comprises entrance hall, lounge with bay window, and living room and kitchen. The first floor benefits from three well proportioned bedrooms and white bathroom comprising of panelled bath, wash hand basin and separate WC. Externally the property boasts a front driveway/parking area and a fantastic private garden to rear with patio area.

This property has been priced for some updating and an internal inspection is recommended to appreciate fully all it has to offer.



## Key Features

- Red Brick Semi Detached Home In Popular Location
- Three Bedrooms On The First Floor
- Oil Fired Central Heating And Double Glazing
- Patio To Rear Onto Fabulous Rear Garden
- Two Bright Receptions, Bay Window To Front
- Fitted Kitchen And Shower Room
- Driveway To Front Leading To Detached Garage
- Priced For Some Updating And Modernisation



## Accommodation Comprises

### Entrance Hall

Cloakroom under stairs, white suite comprising wash hand basin, low flush WC, sanded wood floor.

### Lounge

15'5 x 11'9

(into bay) Tiled fireplace.

### Living Room

12'2 x 10'4

Tiled fireplace.

### Kitchen

9'4 x 9'0

Range of high and low level units, single drainer stainless steel sink unit, oven and hob, plumbed for washing machine, plumbed for dishwasher, part tiled walls.

### First Floor

#### Bedroom 1

11'8 x 10'5

Range of built in robes.

#### Bedroom 2

12'6 x 10'4

#### Bedroom 3

9'4 x 8'7

### Shower Room

Shower cubicle, pedestal wash hand basin, low flush WC, fully tiled walls.

### Outside

Patio area to rear, attractive to rear with lawn, trees, flowerbeds, Pvc oil tank, storage area













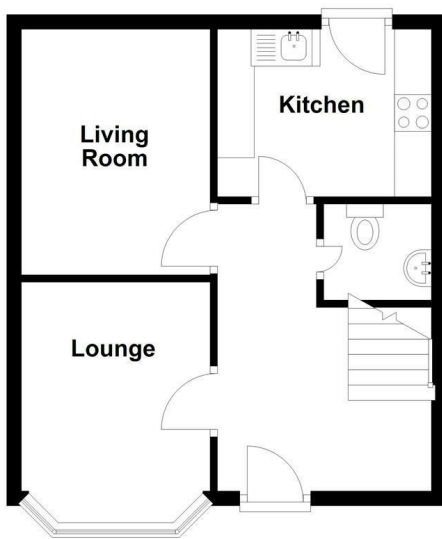




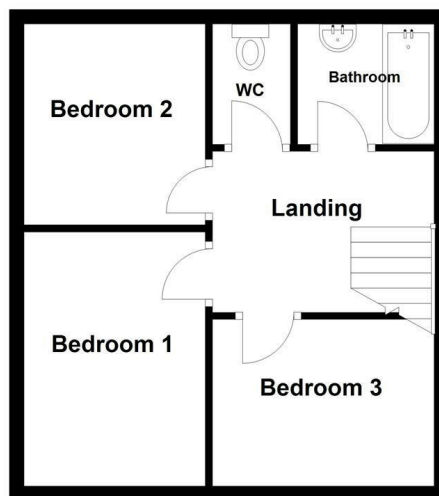




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		51
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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