

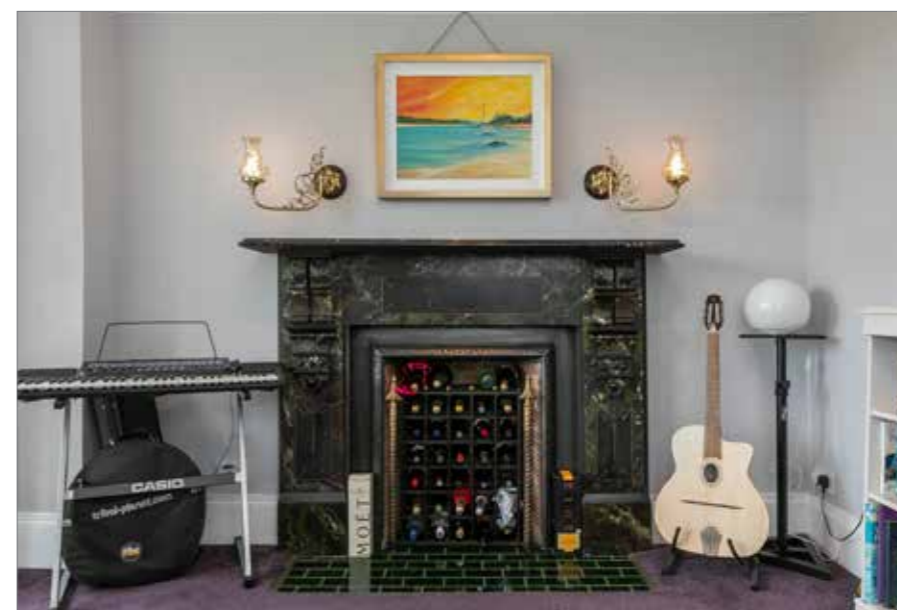
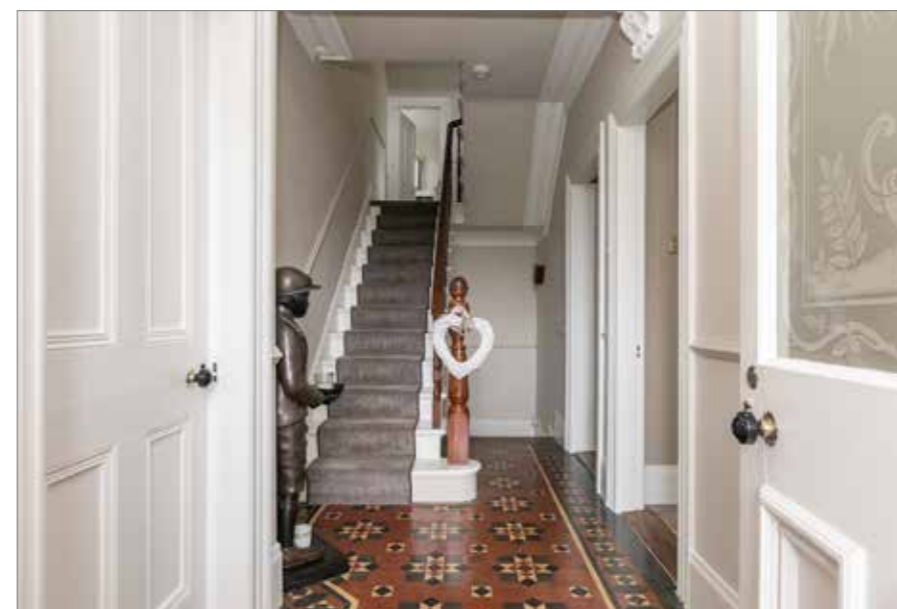
**simonBRIEN**  
RESIDENTIAL

'Gilnahirk House',  
30 Manns Road, Belfast, BT5 7SS



Asking Price £575,000

Telephone 02890 595555  
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## KEY FEATURES

- Gentleman's Residence With Stunning Views From Principal Room's
- Retaining Many Original Features Including Fireplaces
- Four Reception Rooms
- Four Spacious Bedrooms
- Conservatory / Dining Area Open To Kitchen
- New Bathroom Suite
- Separate WC
- Spacious Detached Double Garage
- Excellent Views From Many Principal Rooms
- Well-Tended Mature Garden And Grounds Extending To Approximately 1.1 acre
- Oil Heating
- Double Glazed Windows
- Externally Accessed Wash Room

## SUMMARY

Offering well-presented and spacious accommodation, this superb gentleman's residence offers a family home set in approximately one acre of well-tended gardens.

Commanding views across Castlereagh Hills Golf Course, and the countryside, the Mourne Mountains and Strangford Lough are visible on a clear day. This idyllic rural setting is coupled with a short drive to excellent local schools and amenities, whilst the City Centre is only 5 miles away.

This deceptively spacious home would be ideal for the growing family looking for that perfect blend of peace and quiet, privacy, and convenience, yet within easy reach of Belfast.

Only upon internal inspection can one fully appreciate the numerous qualities of this magnificent home, retaining many original features, which include ornate fireplaces.

Outside is a spacious detached double garage, private patio and garden, enjoying a South facing aspect.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH:

Ceramic tiled floor. Corniced ceiling.

#### ENTRANCE HALL:

Ceramic tiled floor. Corniced ceiling.

#### DINING ROOM:

**13' 9" x 12' 0" (4.19m x 3.66m)**

Slate surround to cast iron fireplace. Corniced ceiling. Picture rail. Countryside views.



**DRAWING ROOM:**

**16' 2" x 12' 0" (4.93m x 3.66m)**

Fireplace with cast iron and tiled inset and marble surround. Corniced ceiling.

**FAMILY ROOM / STUDY:**

**11' 10" x 9' 5" (3.61m x 2.87m)**

Corniced ceiling.

**FAMILY AREA:**

**12' 4" x 10' 7" (3.76m x 3.23m)**

Cast iron wood-burning stove. Open to:



**CONSERVATORY DINING /  
KITCHEN AREA:**  
12' 4" x 11' 7" (3.76m x 3.53m)

French double doors to rear. Open to kitchen with reconstituted stone work tops. 6 ring gas range with extractor hood over. Recess for fridge/freezer. Stainless steel single drainer sink unit with mixer tap. Dishwasher.



**PANTRY:**  
7' 10" x 4' 0" (2.39m x 1.22m)



**FIRST FLOOR**

**BATHROOM:**

White suite comprising cast iron roll top bath with ball and claw feet and telephone shower fitment. Pedestal wash hand basin. Fully tiled walls.



**SEPARATE WC:**

High flush WC. Wash hand basin with mixer tap.



**BEDROOM (1):**

13' 4" x 12' 0" (4.06m x 3.66m)

Cast iron fireplace.



**BEDROOM (2):**  
12' 0" x 11' 7" (3.66m x 3.53m)

Corniced ceiling. Cast iron fireplace.  
Built-in wardrobes.

**BEDROOM (3):**  
11' 1" x 11' 0" (3.38m x 3.35m)

Cast iron fireplace.



**BEDROOM (4):**  
12' 0" x 7' 6" (3.66m x 2.29m)

Cast iron fireplace.

**LARGE ATTIC:**

Floored.



**OUTSIDE**

Large paved patio. Wind turbine. Small paddock area included.

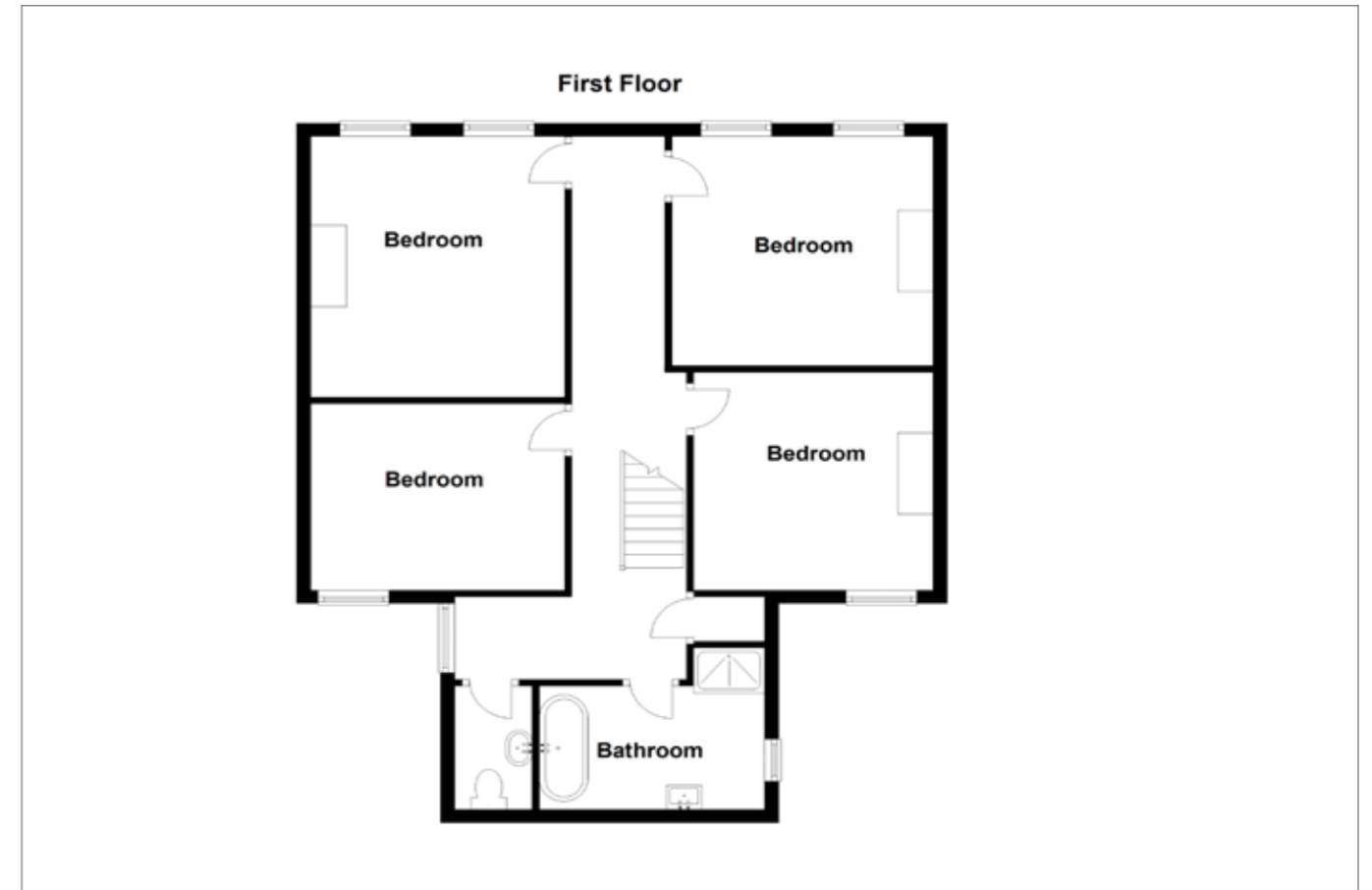
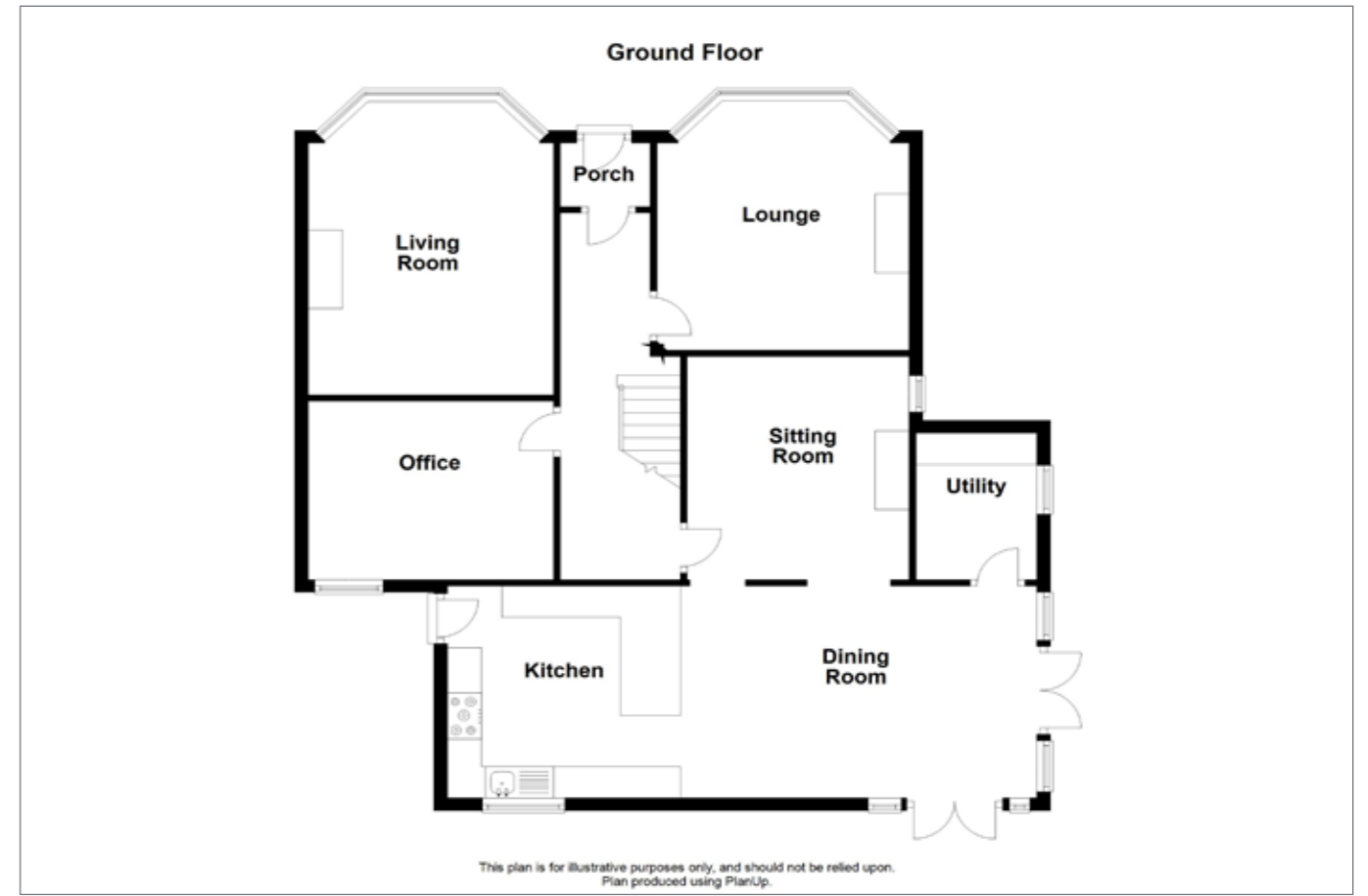
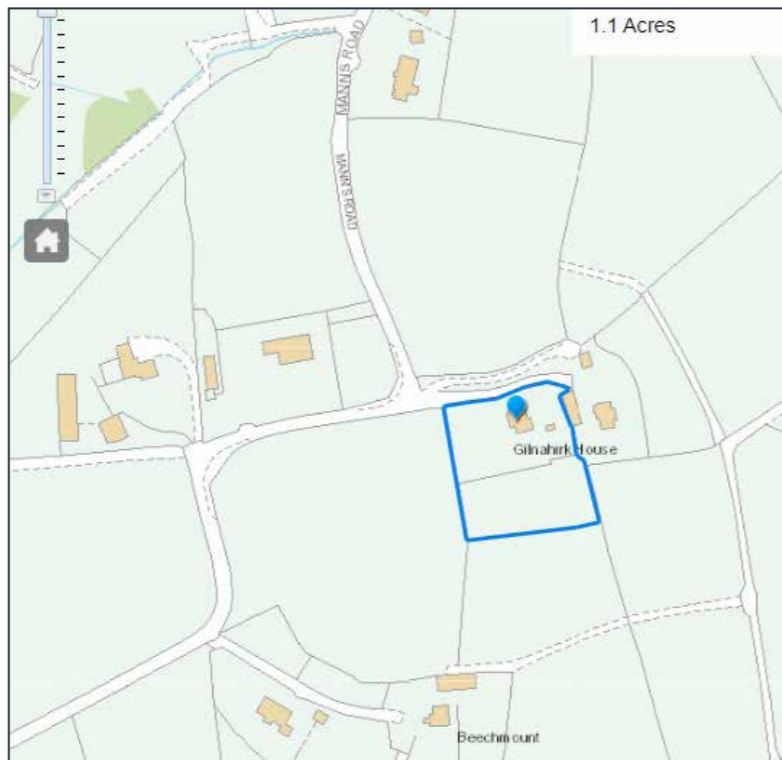
**DOUBLE GARAGE:**  
22' 3" x 21' 0" (6.78m x 6.4m)

Twin up and over doors. Floor joist above to first floor conversion.

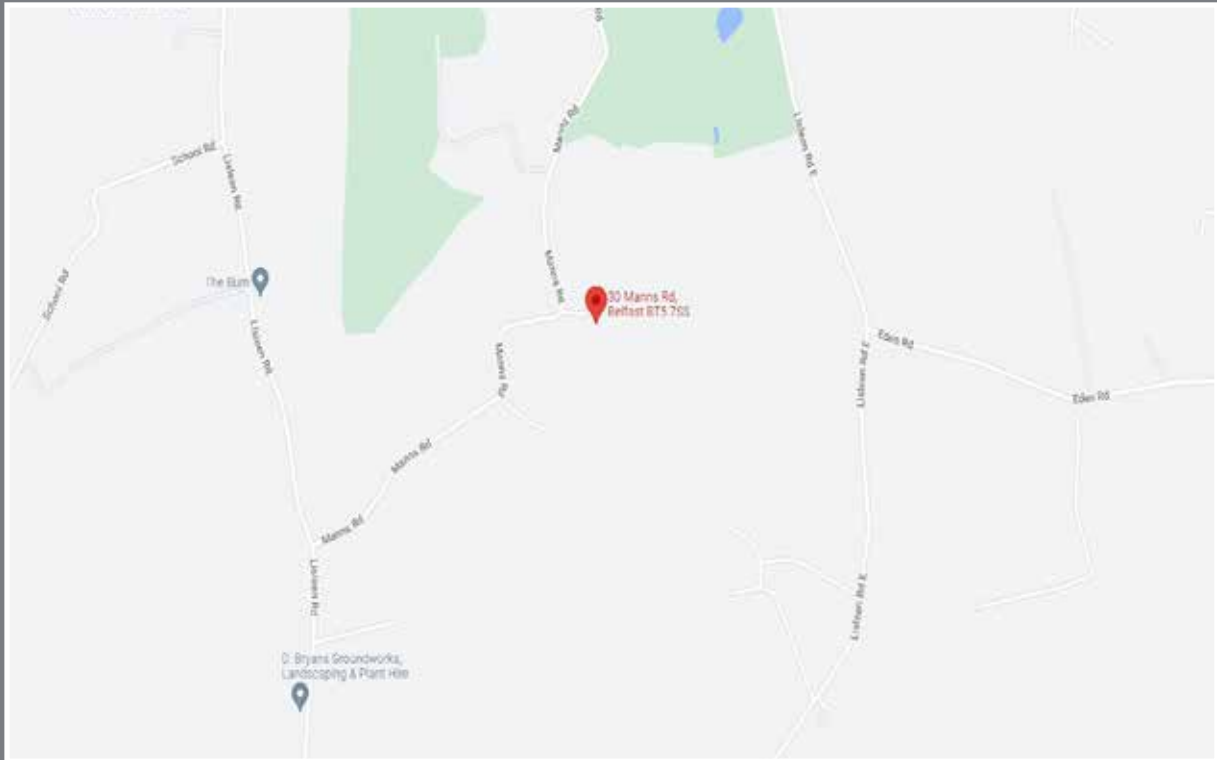
**DETACHED WASH ROOM:**  
13' 0" x 7' 0" (3.96m x 2.13m)

Plumbed for washing machine and tumble dryer.





# 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	23   F	27   F
1-20	G		

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