



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

113A, Gilnahirk Road,
Belfast,
County Antrim, BT5

Asking Price: £124,950

Reeds Rains

reedsrains.co.uk

113A, Gilnahirk Road, Belfast, County Antrim, BT5

Asking Price: £124,950

EPC Rating: D

Ideally positioned within this highly regarded residential location is this well presented first floor apartment.

Internally this fine apartment offers bright and spacious accommodation comprising two generous bedrooms, shower room with modern white suite, lounge with dining area and modern fitted kitchen . Externally there is private balcony and ample communal car parking.

This sought after location is only a short stroll from the many day to day amenities at Cherryvalley and Kings Square. The increasingly popular Eastpoint entertainment village, David Lloyd leisure and public transport links for city commuting are all easily accessible.

We have no doubt that this property will create an early interest on todays market, in order to appreciate the many quality attributes on offer, early viewing is strongly recommended to avoid disappointment.

Accommodation

Communal front door, stairs to first floor. Apartment front door, entrance hall, solid wooden floor, intercom system, built in store, access to roof space via slingsby type ladder, light, power, partially floored, gas boiler.

Spacious Lounge

18'7" x 11'5" (5.66m x 3.48m)

Solid wooden floor, ample dining area.

Open to kitchen

Modern Fitted Kitchen

9'8" x 6'7" (2.95m x 2m)

Single drainer bowl and one half sink unit with

mixer taps, excellent range of high and low level units with soft closing doors, laminate work surfaces, tiled splash back, concealed lighting, ceramic tiled floor, plumbed for washing machine, stainless steel built in oven and microwave combined, four ring gas hob, chimney extractor fan.

Bedroom One

12'1" x 9'9" (3.68m x 2.97m)

Solid wooden floor, remote control velux window, feature port hole window over looking balcony.

Bedroom Two

12'6" x 10'4" (3.8m x 3.15m)

Solid wooden floor, double glazed door to balcony with artificial grass and outside light.

Shower Room

Modern white suite, fully tiled built in shower cubicle with thermostatically controlled shower, overhead rainforest drencher, ceramic tiled floor, chrome heated towel rail, extractor fan, recessed spotlights, vanity unit with mixer taps and LED mirror above, fully tiled walls, dual flush close coupled WC.

Outside

Ample communal car parking.

Balcony accessed from bedroom 2, with outside light and artificial grass.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and

therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.