



NICHOLAS
RESIDENTIAL



2 Gilnahirk Park Belfast BT5 7DX Asking price £325,000

Welcome to 2 Gilnahirk Park!

This is a beautiful chain free semi detached property located in the heart of Gilnahirk. This property is within walking distance to the local shops, schools & parks of Gilnahirk and Cherryvalley whilst the villages of Ballyhackamore and Belmont, as well as Belfast City Centre are all just a short drive away via car or local public transport routes.

Downstairs comprises a welcoming entrance hall with under stair storage, a spacious living room with an electric fireplace, a newly fitted kitchen with a range of high & low level units through to the dining area, one double bedroom which leads to the utility room and a three piece shower room. Upstairs are two double bedrooms & one single bedroom all with built in storage and a newly fitted white four piece bathroom suite. The property has been adapted to the front & downstairs for assisted living.

Externally to the front is a garden area laid in lawn and a driveway providing ample parking. To the rear is superb garden area boasting an array of colours provided from the flowers, shrubs & trees. There are two storage units & an old garage with an asbestos roof currently being used for storage only.

Rates £1,637.64

Call 02890 388383 to arrange your personal viewing today!

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Chain free semi detached property located in the heart of Gilnahirk
- Two reception rooms
- Newly fitted kitchen with a range of high & low level units
- Downstairs shower room & utility room accessed via the downstairs bedroom
- Three double bedrooms & one single bedroom
- Newly fitted white four piece bathroom suite
- Oil fired central heating
- Driveway to front providing ample off street parking
- Superb generous garden area to the rear with storage units
- Catchment area to leading Primary & Secondary Schools



Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: info@nicholasresidential.co.uk <https://www.nicholasresidential.co.uk>