

**simonBRIEN**  
RESIDENTIAL

12 Gilnahirk Road,  
Belfast, BT5 7DG



Asking Price £160,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)



### KEY FEATURES

- Spacious Two Storey Mid Terrace
- Two Bedrooms
- Living Room and Dining Room
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazed
- Driveway to front

### SUMMARY

A well appointed mid terrace house with two bedrooms ready for occupation. The layout is deceptively spacious with two reception rooms kitchen and a bathroom.

Outside there is a driveway with parking for one car.

The location is ideal for walking distance to convenience shops and eateries are within easy reach in Ballyhackamore.

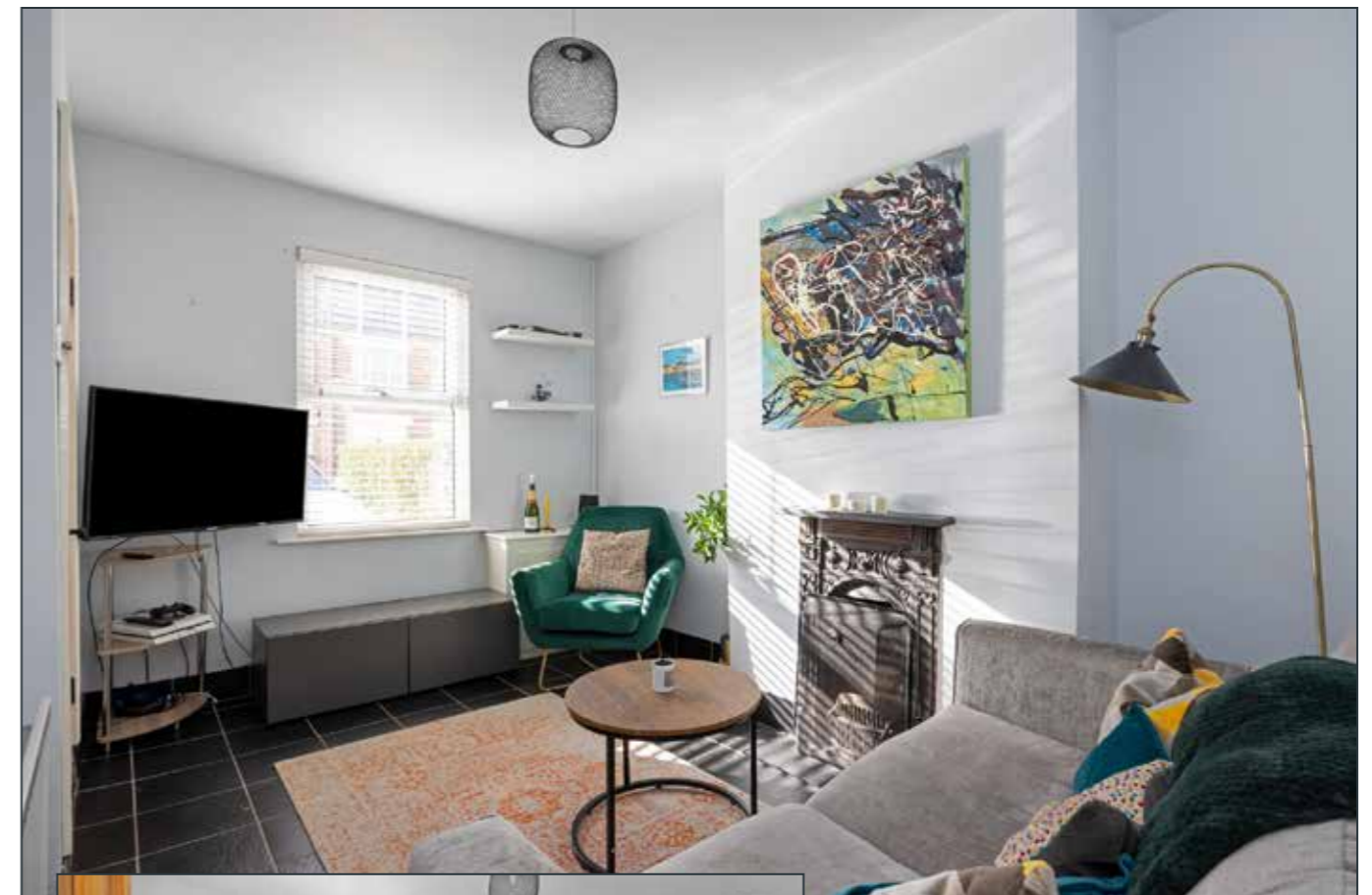


### ACCOMMODATION

#### GROUND FLOOR

#### ENTRANCE HALL:

Ceramic tiled floor.



#### LIVING ROOM:

13' 0" x 9' 0" (3.96m x 2.74m)

Cast iron fireplace with open fire.

**DINING ROOM:**  
12' 1" x 7' 0" (3.68m x 2.13m)

Oak floor open plan to Kitchen.

**KITCHEN:**  
10' 0" x 8' 0" (3.05m x 2.44m)

Fitted with range of high and low level units with glazed display cabinets. Recess for cooker, plumbed for washing machine, stainless steel with mixer taps, partly tiled walls and ceramic tiled floor.



**REAR HALLWAY:**

Ceramic tiled floor

**BATHROOM:**

White suite comprising panelled bath with mixer taps and shower fitting, pedestal wash hand basin with mixer taps, low flush wc, fully tiled walls and ceramic tiled floor.



**FIRST FLOOR**

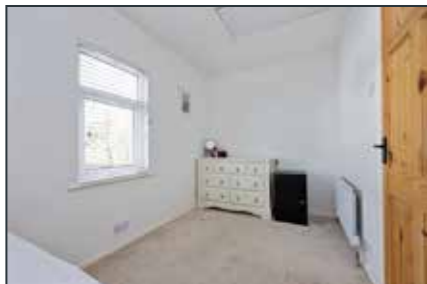
**BEDROOM (1):**  
**10' 2" x 9' 7" (3.1m x 2.92m)**

Built in robes with mirrored sliding doors.



**BEDROOM (2):**  
**12' 0" x 7' 0" (3.66m x 2.13m)**

Access to roofspace via folding wooden ladder.



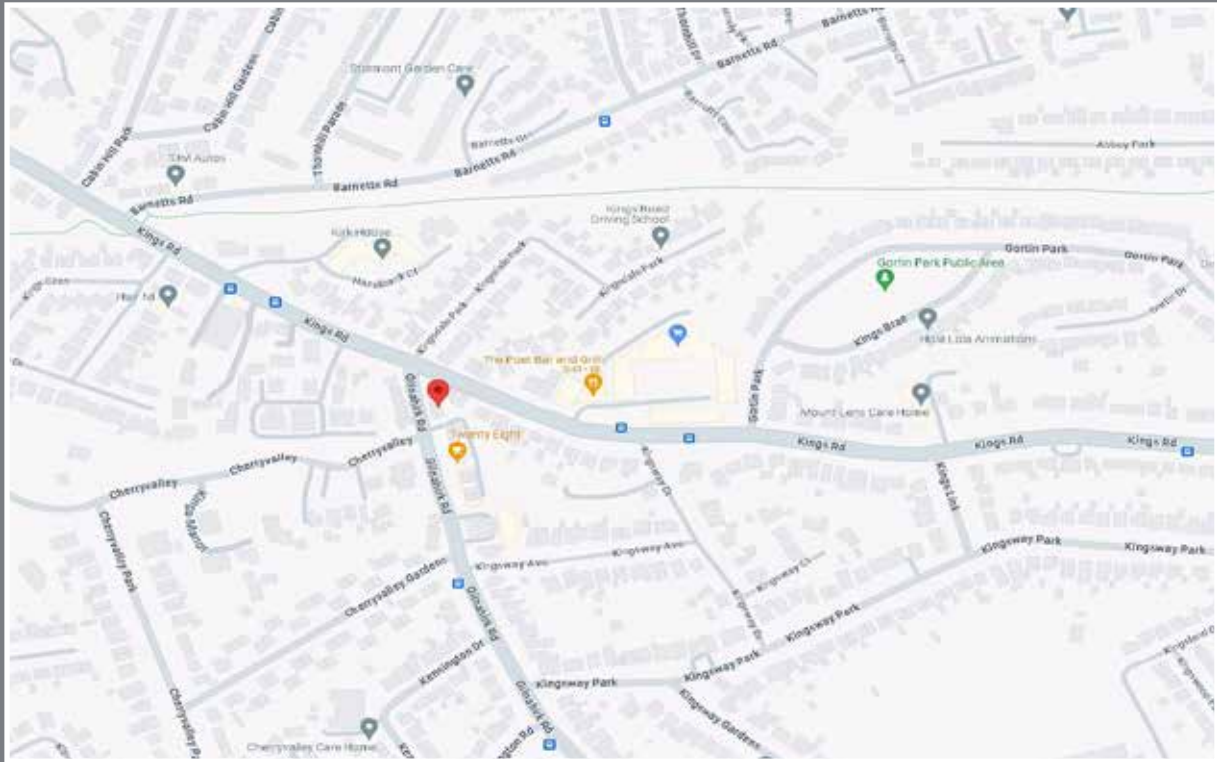
**OUTSIDE**

To the front is a driveway with parking for one car. To the rear is an enclosed yard area.



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Location



LOCATION: Off Kings Road, take Gilnahirk Road and the house is on the left side.

## 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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/C/24/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    | 66 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC REF: 0380-2152-2370-2624-2665

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