

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**1 GORTGRIB DRIVE, BELFAST, BT5  
7QX**

**OFFERS AROUND £189,950**



An excellent semi-detached property in the popular residential area of Gilnahirk, offering well maintained accommodation, comprising of enclosed rear garden and detached garage, perfect for first time buyers.

The accommodation includes entrance hall leading to lounge with attractive carved wood fireplace with gas fire, and solid Birch wood flooring through double doors into dining room. Kitchen includes range of units, double built-in under oven with hob, integrated undercounter fridge, partly tiled walls and ceramic tiled flooring.

The first floor offers three well proportioned bedrooms, all including wood laminate flooring, modern bathroom comprising of white suite with built-in rainfall shower over bath, vanity unit with mirrored cabinet, chrome feature radiator, fully tiled walls and ceramic tiled flooring.

The outside includes small stone area to front with driveway, leading to detached garage, and enclosed rear garden with paved area and lawn with surrounding flowerbeds, and brick shed. A great property for first time buyers, or families wanting to be in a much sought after area close to schools, bus routes and Ballyhackamore.



## Key Features

- Excellent Semi-Detached Home In The Popular Gilnahirk Area
- Lounge With Gas Fire And Solid Wood Flooring, Leading To Dining
- Kitchen With Integrated Appliances & Ceramic Tiled Flooring
- Three Well Proportioned Bedroom, All With Wood Laminate Flooring
- Modern Bathroom With Rainfall Shower Over Bath & Tiled Flooring
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Driveway Leading To Detached Garage And Garden To Rear
- Convenient Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

#### Lounge

12'0 x 11'0

Attractive carved wooden fireplace with cast iron inset and gas fired. Solid Birch wood flooring. Double doors to:

#### Dining Room

12'0 x 10'1

Solid Birch wood flooring.

#### Kitchen

7'1 x 7'1

Range of high and low level units, granite effect work surfaces, inset single drainer sink unit with mixer tap, built-in double under oven, gas hob and stainless steel extractor hood. Integrated under counter fridge, plumbing for dishwasher, part tiled walls, ceramic tiled flooring. Recessed spotlighting.

#### First Floor

#### Landing

#### Bedroom 1

11'0 x 10'0

Wood laminate flooring.

#### Bedroom 2

11'0 x 10'0

Wood laminate flooring.

#### Bedroom 3

8'0 x 7'1

Wood laminate flooring. Storage cupboard.

#### Bathroom

Modern white suite comprising panelled bath with mixer tap, built-in rainfall shower and handheld shower with shower screen. Vanity unit with mixer tap. Mirrored cabinet. Low flush WC. Chrome radiator. Fully tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

#### Roofspace

Partly floored, with gas fired boiler.

#### Outside

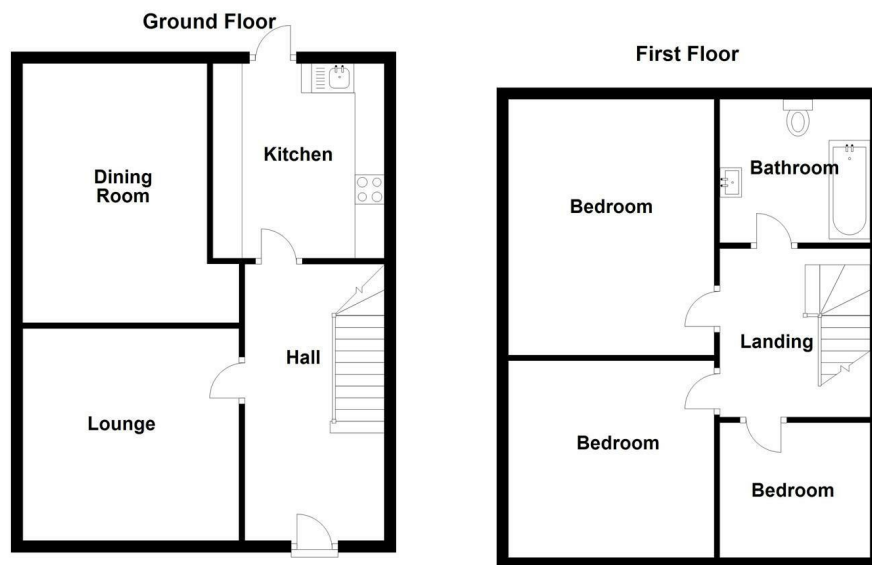
Enclosed rear garden with paved area and lawn with flowerbeds and hedging. Brick shed.

#### Detached Garage

19'0 x 9'0

Light and power. Up and over door. Plumbing for washing machine.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

1 Gortgrib Drive

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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.

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