

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



51 GILNAHIRK PARK, BELFAST, BT5 7DY

OFFERS AROUND £279,950

A well presented, extended semi-detached property within a mature residential area offering fantastic family accommodation, including a well maintained garden and detached garage.

The accommodation comprises of entrance hall with wood laminate flooring, lounge with bay window, and marble fireplace, archway to good size dining room with sliding doors to an excellent sun room overlooking the rear garden. Modern kitchen comprising of an attractive range of units, integrated appliances, partly tiled walls, ceramic tiled flooring and recessed spotlighting.

The first floor offers three well proportioned bedrooms, and an excellent family bathroom comprising modern white suite, built-in rainfall shower over bath, fully tiled walls and ceramic tiled flooring, recessed spotlighting and linen cupboard with gas fired boiler. Furthermore, the first floor benefits from a separate staircase to a floored and sheeted roofspace, currently used as office space, and offers great potential, subject to planning.

The outside includes a well maintained front garden with lawn, flowerbeds, and gated tarmac driveway leading to detached garage. Large enclosed rear garden with lawn and patio area, flowerbeds and access to Gilnahirk Park. This is a fantastic family home in an excellent location, convenient to many local amenities in the area, including schools and the popular Gilnahirk shops.



Key Features

- Excellent Semi-Detached Property In A Popular Location
- Modern Fitted Kitchen With Built-In Appliances
- Modern Bathroom Suite On First Floor With Fully Tiled Walls And Floor
- Gardens To Front And Rear With Patio Area & Detached Garage
- Bright And Spacious Lounge Through To Dining Room And Sun Room
- Three Well Proportioned Bedrooms To The First Floor
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Wood laminate floor, cupboard under stairs.

Lounge

14'1 x 12'0

(into bay) Marble fireplace with tiled inset and electric fire, archway to:-

Dining Room

12'5 x 10'2

Sliding doors to:-

Sunroom

11'1 x 10'8

Kitchen

12'0 x 9'1

Modern range of high and low level units, wood effect work surfaces with upstand, 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob, stainless steel extractor hood, integrated fridge freezer, plumbed for washing machine, built in stove under stairs, part tiled walls, ceramic tiled floor, recessed spot lighting.

First Floor

Landing

Bedroom 1

14'2 x 10'7

Bedroom 2

10'6 x 9'1

Bedroom 3

9'1 x 8'1

Bathroom

Modern white suite comprising panelled bath with mixer tap, built in rainfall shower and hand held shower, shower screen, single pedestal wash hand basin with mixer tap, low flush WC, fully tiled walls, ceramic tiled floor, recessed spot lighting, extractor fan, linen cupboard with gas fired boiler.

Roof Space

11'3 x 9'2

Floored and sheeted, light and power, Velux window, permanent staircase for access.

Detached Garage

18'8 x 10'4

Light and power, up and over door.

Outside

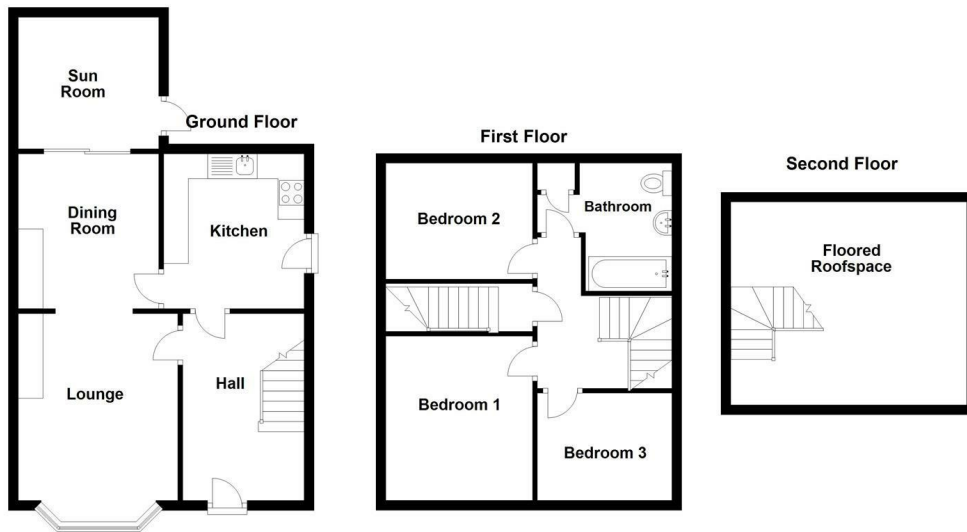
Front garden with lawn and flowerbeds, gated tarmac driveway to side, large enclosed rear garden with lawn, patio area, flowerbeds and access to Gilnahirk Park.











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.

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