

# RODGERS & BROWNE



97 Gilnahirk Road  
Gilnahirk, BT5 7QL

*offers over £175,000*



## *The Agent's Perspective...*

*"A well-appointed semi detached house which has been renovated over the years to offer bright accommodation added to by the space to the rear and two carparking spaces to the front.*

*Its location is second to none with an array of shops and restaurants on the doorstep including its proximity to Ballyhackamore and Belmont villages.*

*For those who are required to travel to surrounding towns and the City centre, main arterial routes are minutes away including a regular Glider service"*



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

## *The facts you need to know...*

Attractive red brick semi detached which has been renovated over the years

Bright living room with feature multi fuel burner

Dining room

White high gloss kitchen including oven, hob and space for a washing machine and fridge

Two bedrooms

Modern bathroom suite including a bath and separate shower cubicle

PVC double glazing

Gas fired central heating, PVC fascias and soffits

Private parking for up to two cars to the front

Enclosed easily maintained gravelled garden to the rear

Only minutes away from local amenities including access to Belfast City Centre

An ideal first time purchase or for those seeking a 'buy to let' with a potential rental figure of £895 pm



Dining area



Kitchen



Bedroom one



Bathroom



Enclosed rear garden

## *The property comprises...*

### GROUND FLOOR

Panelled door to:

### ENTRANCE PORCH

Ceramic tiled floor, glazed door to:

### LIVING ROOM

11' 11" x 11' 11" (3.63m x 3.63m)

Feature cast iron multi fuel burner with slate hearth, ceramic tiled floor, staircase leading to first floor with painted spindles and handrails and Newel post, opening to:

### DINING ROOM

16' 11" x 8' 10" (at widest points) (5.16m x 2.69m)

Ceramic tiled floor, under stair storage, glazed door to rear.

### KITCHEN

7' 11" x 7' 10" (2.41m x 2.39m)

Range of high and low level high gloss white cabinets and display units, laminate worktops, four ring ceramic hob with stainless steel extractor fan above, under oven, single drainer stainless steel sink unit and mixer tap, space for fridge freezer and fridge, plumbed for washing machine, concealed gas boiler, ceramic tiled floor, part tiled walls.

### BEDROOM (1)

12' 0" x 11' 11" (3.66m x 3.63m)

Access to roofspace.

### BEDROOM (2)

10' 10" x 8' 10" (3.3m x 2.69m)

Access to roofspace.

### BATHROOM

8' 0" x 7' 10" (2.44m x 2.39m)

White suite comprising panelled bath with mixer tap, low flush wc, pedestal wash hand basin, large shower cubicle with thermostatically controlled shower unit, ceramic tiled floor, part tiled walls, chrome towel radiator.

### Outside

Tarmac driveway with parking for two cars.

To the rear enclosed gravelled garden with two stores.

Outside tap.

## *Location*

Travelling along Kings Road towards Dundonald turn right into Gilnahirk Road and 97 is on your right hand side.

## Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

### TENURE

Leasehold

### RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £980.55

### VIEWING

By appointment with **RODGERS & BROWNE**.



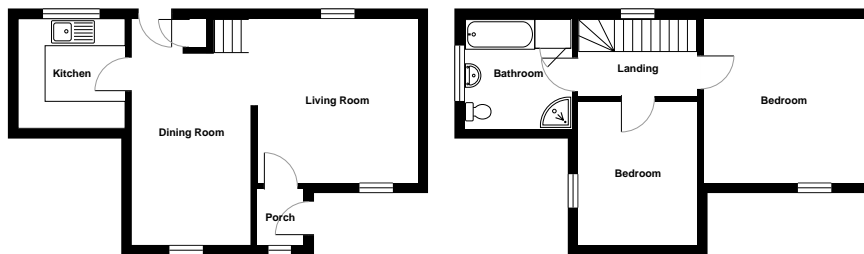
Sales  
Lettings  
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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Total Area: 70.5 m<sup>2</sup> ... 759 ft<sup>2</sup>

All measurements are approximate and for display purposes only

#### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.