



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Gilnahirk Crescent,
Belfast,
County Antrim, BT5

Guide Price: £325,000

 **Reeds Rains**

reedsrains.co.uk

30 Gilnahirk Crescent, Belfast, County Antrim, BT5

Guide Price: £325,000

EPC Rating: E

Gilnahirk Crescent is a highly regarded and much sought after residential address in East Belfast.

This quiet location is within walking distance to local shops, parks, Comber Greenway, regular public transport links and in addition, an excellent selection of schooling for all ages is close to hand.

For those who commute daily, Belfast City Centre and the surrounding towns are easily accessible via the main arterial routes.

The property itself will require updating / modernisation throughout however benefits from a large single storey extension on the ground floor, which with the right creativity could be transformed into an excellent space for modern family living.

It is very rare for a property of this potential to present itself to the open market within such an affluent area. Early internal inspection is strongly advised.

Covered Entrance Porch

Outside light. uPVC front door to...

Entrance Hall

Under stairs storage. Alarm panel.

Lounge

14'9" / 12'3" (4.5m / 3.73m)

Dining Room

14'4" / 12'3" (4.37m / 3.73m)

Ample dining area. Feature fireplace with open fire. Steps to...

Family Room

20'3" / 14 (6.17m / 14)

uPVC door to enclosed rear garden.

Fitted Kitchen

8 / 7'7" (8 / 2.3m)

One bowl sink unit with chromed dual mixer tap. Excellent range of high and low level units with laminated work surfaces. Space for cooker. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. uPVC door to enclosed rear garden.

First Floor

Bedroom One

12 / 8'5" (12 / 2.57m)

Wall to wall built in sliding wardrobes.

Bedroom Two

10'9" / 8'7" (3.28m / 2.62m)

Wall to wall built in mirrored sliding wardrobes.

Bedroom Three

8'2" / 6'4" (2.5m / 1.93m)

Shower Room

Fully tiled corner shower cubicle with thermostatically controlled shower unit. Pedestal wash hand basin with chrome dual mixer tap. Hot press with lagged copper cylinder and storage above. Partly tiled walls.

Separate Low Flush W/C

Fully tiled walls.

Landing

Access to roof space, partially floored with light and power.

Outside

Ample driveway car parking for multiple cars. Well tended garden to front in shrubbery. Side access. Enclosed private garden area to rear in lawn and paved patio area. Outside tap / light. uPVC oil tank.

Garage

24'3" / 9'7" (7.4m / 2.92m)

With roller door. Light and power. Oil fired boiler. Utility area. uPVC door to side.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.