



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

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 chroem 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.

**CUSTOMER DUE DILIGENCE**

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

For full EPC please contact the branch.

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 Carnmoney 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 Favsko 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.