

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**119A GILNAHIRK ROAD, BELFAST,  
BT5 7QL**

**OFFERS AROUND £149,950**



A deceptively spacious first floor apartment within a popular development consisting of both residential and commercial units on the much sought after Gilnahirk Road.

Comprising of communal entrance shared with only one other apartment, and intercom system. The accommodation includes good size entrance hall with ceramic tiled flooring, generous lounge/dining room with wood laminate flooring, and double doors to balcony overlooking the rear garden. Modern kitchen comprising of a range of white gloss units, built-in oven with ceramic hob, integrated dishwasher, partly tiled walls and tile effect laminate flooring. Furthermore, two double bedrooms, both with wood laminate flooring, and generous bathroom comprising of white suite, built-in shower over bath, chrome feature wall mounted radiator, PVC wall cladding and tile effect laminate flooring.

Sitting in a convenient location and benefitting from a vast range of commercial outlets on the ground floor, this apartment offers the added benefit of ample parking, available throughout the day. Ideal for young professionals wanting to be close to many amenities and benefit from both the convenience and easy maintenance of a great apartment.



## Key Features

- A Deceptively Spacious First Floor Apartment In A Popular Location
- Generous Open Plan Lounge/Dining Room With Wood Laminate Flooring
- Modern White Gloss Kitchen With Built-In Appliances & Tile Effect Flooring
- Two Double Bedrooms With Wood Laminate Flooring & Generous Bathroom
- Convenient Location Benefitting From Commercial Outlets On Ground Floor
- Benefitting From A Balcony And Ample Parking Spaces
- Ideal For Young Professionals Wanting To Be Close To Many Amenities
- Gas Fired Central Heating And uPVC Double Glazed Windows



### Accommodation Comprises

#### Communal Entrance Hall

Staircase to:-

#### Entrance Hall

Ceramic tiled floor.

#### Lounge/Dining Room

24'2 x 12'0

Wood laminate floor, double doors to:-

#### Balcony

11'5 x 6'2

#### Kitchen

12'8 x 8'1

Modern range of high and low level units with gloss units, granite effect work surfaces, inset 1 1/4 bowl single drainer stainless steel unit with mixer tap, built in under oven, ceramic hob, stainless steel extractor hob, integrated dishwasher, plumbed for washing machine, gas fired boiler, part tiled walls, tiled effect laminate floor.

#### Bedroom 1

12'5 x 9'3

Wood laminate floor.

#### Bedroom 2

9'8 x 9'2

Wood laminate floor.

#### Bathroom

White suite comprising panelled bath with mixer tap, telephone shower and built in shower screen, pedestal wash hand basin, low flush WC, PVC wall cladding, tiled effect laminate flooring, PVC ceiling with recessed spot lighting, extractor fan, chrome radiator.

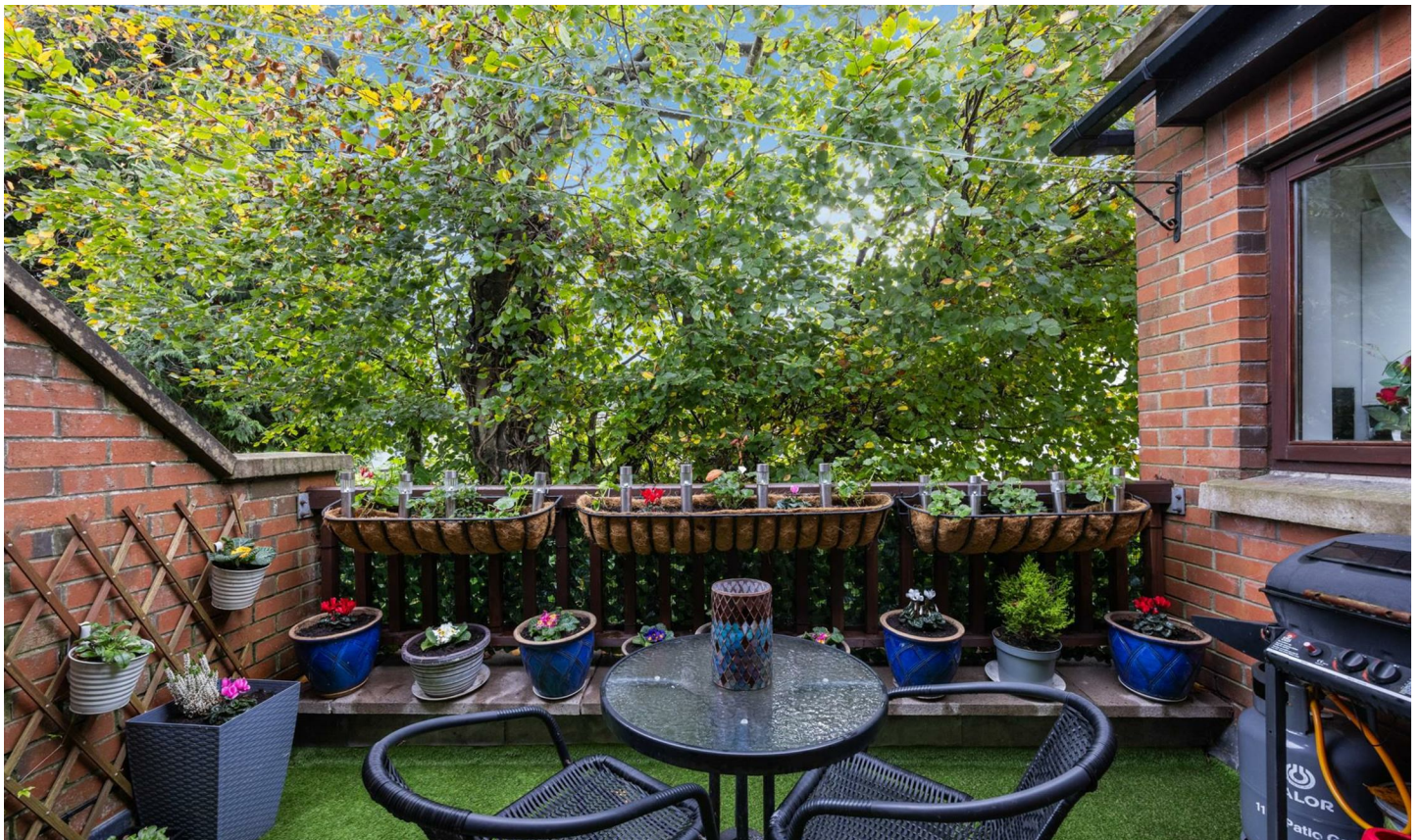
#### Outside

Communal car parking to front.

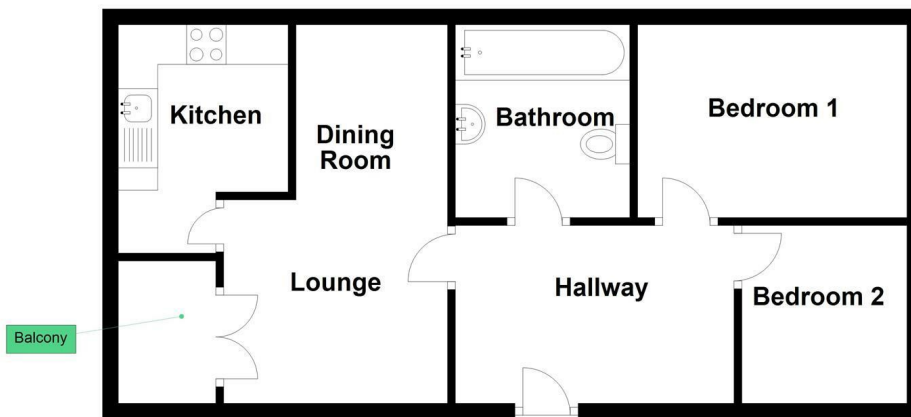
#### Other Information

Managing Agent CBRE -  
Management Fee £148 per quarter to include building insurance, window cleaning and car parking space cleaned.





### First Floor



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		68	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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