



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

2A Gilnahirk Rise,
Belfast,
County Antrim,
BT5

Asking Price: £315,000

 Reeds Rains

reedsrains.co.uk

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Asking Price: £315,000

EPC Rating: C

This charming extended detached home offers very well presented and easy to maintain accommodation throughout.

Of particular note is the extended kitchen open plan to dining living area which enjoys an abundance of natural light - a focal point within this excellent property.

Enjoying a quiet and very convenient residential location, this fine address falls within walking distance to local shops, churches, parks and regular public transport links.

The vibrant Ballyhackamore Village benefitting from the vast array of amenities and attractions is a short drive away whilst Belfast City Centre and the surrounding towns are easily accessible via the main arterial routes and outer ring.

Boasting many selling points throughout, early consideration to view comes strongly recommended.

uPVC Front Door With Glazed Inset And Side Panel To...

Welcoming Entrance Hall

Walk in cloak cupboard. Downstairs dual flush w/c. Pedestal wash hand basin with chrome mixer tap. Ceramic tiled flooring. Double doors to...

Lounge

15'8" / 15 (4.78m / 15)

Feature fireplace with gas fire inset. Laminated wooden flooring.

Stunning Fitted Kitchen Open Plan To

Dining / Living Area

23 / 20'3" (23 / 6.17m)

One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with stainless steel door furniture and wood effect work surfaces. Integrated four ring electric hob and chimney extractor hood. Space for fridge / freezer. Integrated washing machine. Partly tiled walls. Partly ceramic tiled flooring. Recessed spotlighting. Breakfast bar. Part laminated wooden flooring. Ample dining area. uPVC French doors to enclosed rear garden.

First Floor

Bedroom One

13'4" / 12'6" (4.06m / 3.8m)

Recessed spotlighting.

En-Suite Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Recessed spotlighting.

Bedroom Two

12'3" / 11'3" (3.73m / 3.43m)

Built in bedroom furniture. Laminated wooden flooring.

Bedroom Three

10'2" / 8'9" (3.1m / 2.67m)

Built in bedroom furniture. Laminated wooden flooring.

Family Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with telephone hand shower. Shower screen. Semi pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan. Chrome heated towel rail.

Landing

Hot press with shelving and radiator.

Outside

Ample brick paver driveway car parking for 3+ cars. Side access. Enclosed private easy to maintain brick paver garden to rear bordered by fencing. Garden shed. Outside storage with Worchester gas fired boiler (installed circa 3 years ago). Outside tap / light.

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.

For full EPC please contact the branch.

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.