



This charming detached villa is located in a quiet residential location in Gilnahirk, an area of consistently high demand. Shops, transport links and leading primary and secondary schools are within close proximity, adding appeal for growing families.

Number 10 has the warmth and character of a fantastic family home with plentiful accommodation for all.

Finished to a high standard, the kitchen is large enough to incorporate a dining area with still the option of two separate large reception rooms.

The property benefits from four well-proportioned bedrooms spread over two floors. A family bathroom is also located on the first floor with an additional W.C on the ground floor.

The garden is ideal for sunnier days, where both children and adults alike can enjoy both space and privacy.

Offers Over
£435,000

10 Kingsway Avenue,
Gilnahirk,
BELFAST,
BT5 7DN

Viewing by
appointment with
& through agent
028 9065 0000



- Deceptively spacious, extended detached villa
- Retaining many original features
- Popular Gilnahirk residential area
- Four well-proportioned over two floors
- Living room with bay
- Family room with feature fireplace
- Modern kitchen & appliances, casual dining area
- Downstairs cloakroom / W.C.
- Luxury family bathroom on first floor
- GFCH / Double glazing throughout
- Detached garage / Driveway parking
- Large enclosed rear garden with sunny aspect
- 5 Minute drive to Ballyhackamore & Belmont Villages
- Walking distances to amenities, parks and schools

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE PORCH: Tiled flooring. Door to . . .

ENTRANCE HALL: Engineered herringbone flooring. Cornice ceiling. Feature stained glass window. Understairs storage.



DOWNSTAIRS W.C.: Low flush wc. Floating wash hand basin.

LIVING ROOM: 13' 6" x 12' 8" (4.12m x 3.85m) (into bay). Solid oak flooring. Cornice ceiling.



Telephone 028 9065 0000
www.templetonrobinson.com

FAMILY ROOM: 18' 1" x 12' 4" (5.51m x 3.77m) Engineered herringbone flooring. Cornice ceiling. Feature fireplace with stone surround and slate hearth.



KITCHEN/DINING: 29' 0" x 9' 10" (8.84m x 3m) Modern range of high and low level units. Work surfaces. 1.5 bowl sink unit with mixer tap. Feature glazed display cabinets. Plumbed for dishwasher. Rangemaster. Extractor. Wine rack. Space for fridge freezer. Feature vertical radiator. Tiled flooring. Spotlights. uPVC double doors to rear.



First Floor

LANDING: Feature stained glass window.

PRINCIPAL BEDROOM: 13' 6" x 12' 8" (4.11m x 3.85m) (into bay).



BEDROOM (2): 12' 4" x 11' 4" (3.77m x 3.45m) Built-in mirrored wardrobe.



BEDROOM (3): 13' 9" x 6' 4" (4.18m x 1.93m)

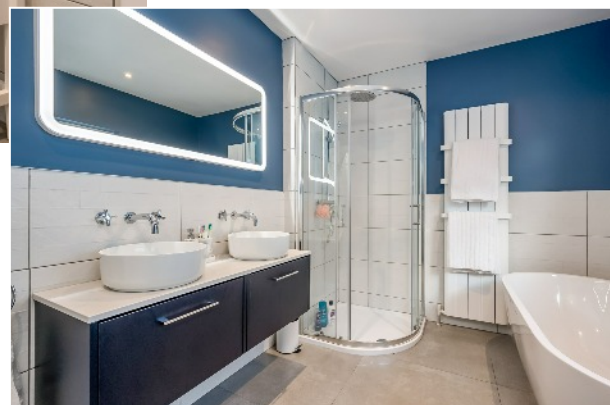


BATHROOM: Luxury white suite comprising dual flush wc. Jack and Jill wash hand basin with mixer tap and storage below. Free standing bath with mixer tap. Separate shower cubicle with 'rainhead' thermostatic shower. Feature verticle radiator. Part-tiled walls. Tiled flooring. Wall mounted mirror. Spotlights.



Second Floor

LANDING: Large storage area.



BEDROOM (4): 11' 4" x 10' 9" (3.45m x 3.27m) Eaves storage.



Outside

DETACHED GARAGE: 17' 8" x 9' 0" (5.39m x 2.75m) Light and power. Plentiful storage. Plumbed for washing machine, space for tumble dryer. Door to additional storage room. Basement-style storage underneath.

FRONT: Driveway parking.

REAR: Garden laid in lawn. Additional patio areas. Flower beds. Mature shrubbery, 2 apple and 2 plum trees. Outside light and tap.





Location:

Travelling up Gilnahirk Road from Kings Road, Kingsway Avenue is first on the left, just after shops and garage.

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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Energy Rating

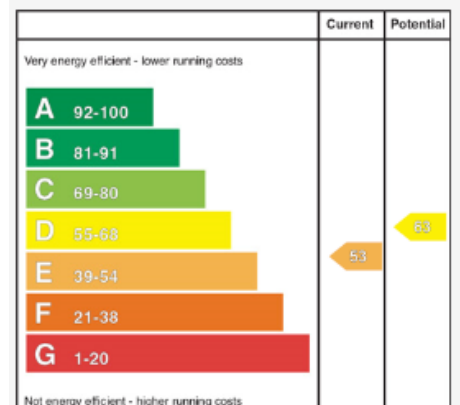
Epc Type: Domestic

Current: E53

Potential: D63

EPC Landmark Code: 9302-5496-8629-1090-1333

[Epc Certificate](#)



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