

This fantastic semi-detached home offers excellent accommodation, ideal for first time buyers and young families. There are two reception areas and a separate kitchen to the ground floor and three good size bedrooms plus bathroom to the first floor.

The property also benefits from a large enclosed rear garden with sunny aspect and fabulous views over Belfast and beyond.

The property is located close to Gilnahirk, within a very short walking distance to local shops, restaurants, schools and public transport routes all close by.

Offers Over  
£149,950

168 Lower Braniel Road,  
Gilnahirk,  
BELFAST,  
BT5 7NG

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Semi-detached home with excellent views across Belfast from the rear
- Living room with feature fireplace & picturesque views over Belfast
- Kitchen with half tiled walls & appliances and access to rear
- Separate dining room
- Three well-proportioned bedrooms
- Family bathroom on first floor
- OFCH / Solid mahogany double glazing throughout
- Enclosed rear garden with sunny aspect
- Front garden in lawn
- Very convenient to local shops, cafes, schools and public transport
- Perfect for first time buyers and young families



The Property Comprises:

Ground Floor

Solid mahogany front door with glazed insets to . . .

ENTRANCE HALL: Understair storage.

LIVING ROOM: 14' 5" x 11' 11" (4.39m x 3.64m) Cornice ceiling. Feature fireplace.

DINING AREA: 12' 7" x 10' 5" (3.83m x 3.18m) Cornice ceiling. Ceiling rose.

KITCHEN: 10' 5" x 7' 11" (3.17m x 2.42m) Range of high and low level units, work surfaces. 1.5 bowl stainless steel sink unit with mixer tap. Underbench double oven, four ring ceramic hob. Extractor. Space for underbench fridge and freezer. Space and plumbed for washing machine. half tiled walls. Tiled flooring. Solid mahogany door to rear.





## First Floor

LANDING: Storage cupboard.

BEDROOM (1): 14' 5" x 9' 10" (4.3900m x 3.01m)

Outlook to rear.

BEDROOM (2): 10' 6" x 9' 10" (3.2m x 3.01m)

Outlook to front.

BEDROOM (3): 10' 8" x 10' 6" (3.25m x 3.2m)

Outlook to rear.

BATHROOM: White suite comprising dual flush wc, pedestal wash hand basin, panelled bath, separate Mira thermostatic shower with Shower Lux folding screen. Hotpress cupboard. Fully tiled walls.

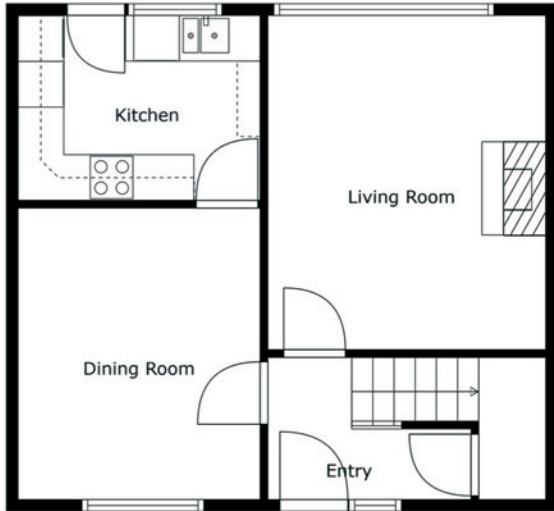
## Outside

FRONT: Garden in lawn with mature flower beds.

REAR: Extensive enclosed rear garden with patio sitting areas, flower beds and mature shrubbery and greenhouse. Storeroom with oil fired boiler.

Outside light and tap.





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

From Kings Road turn onto Gilnahirk Road. Lower Braniel Road is on the right and property is located on the right.

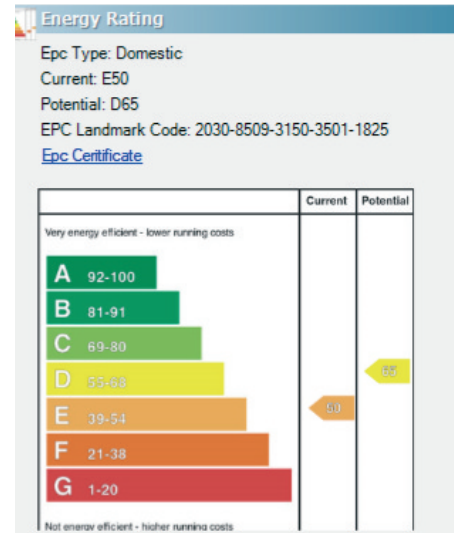
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Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

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