



## 78 GARNOCK HILL, BLACKS ROAD, BELFAST, ANTRIM, BT10 0AW



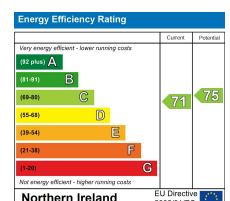
A welcomed opportunity in today's market, this substantial detached home is one of the few full one-and-a-half-storey properties in this hugely popular and sought-after residential cul-de-sac location, perfectly placed just off the established and highly sought-after Blacks Road, and therefore enjoys proximity to lots of schools, shops and transport links, as well as the motorway network and Colin Glen with its many attractions.

The property extends to around an impressive 1674 sq ft, has a higher-than-average energy rating (EPC C-71) and is offered for sale chain-free; the well-appointed and sizeable accommodation is briefly outlined below.

Four bedrooms, a principal bedroom with a private ensuite shower room and an additional white bathroom suite just off the landing complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a handy storage cupboard as well as access to the integral garage. In addition, there is a bright and airy living room which has a bay window, cornicing and a solid wooden floor, and there is a fitted kitchen which is open plan to a sizeable dining/entertaining/additional living space that has access to a UPVC double-glazed conservatory.

The property also benefits from double glazing and gas-fired central heating as well as an integral garage that has light, power and plumbing for a washing machine.



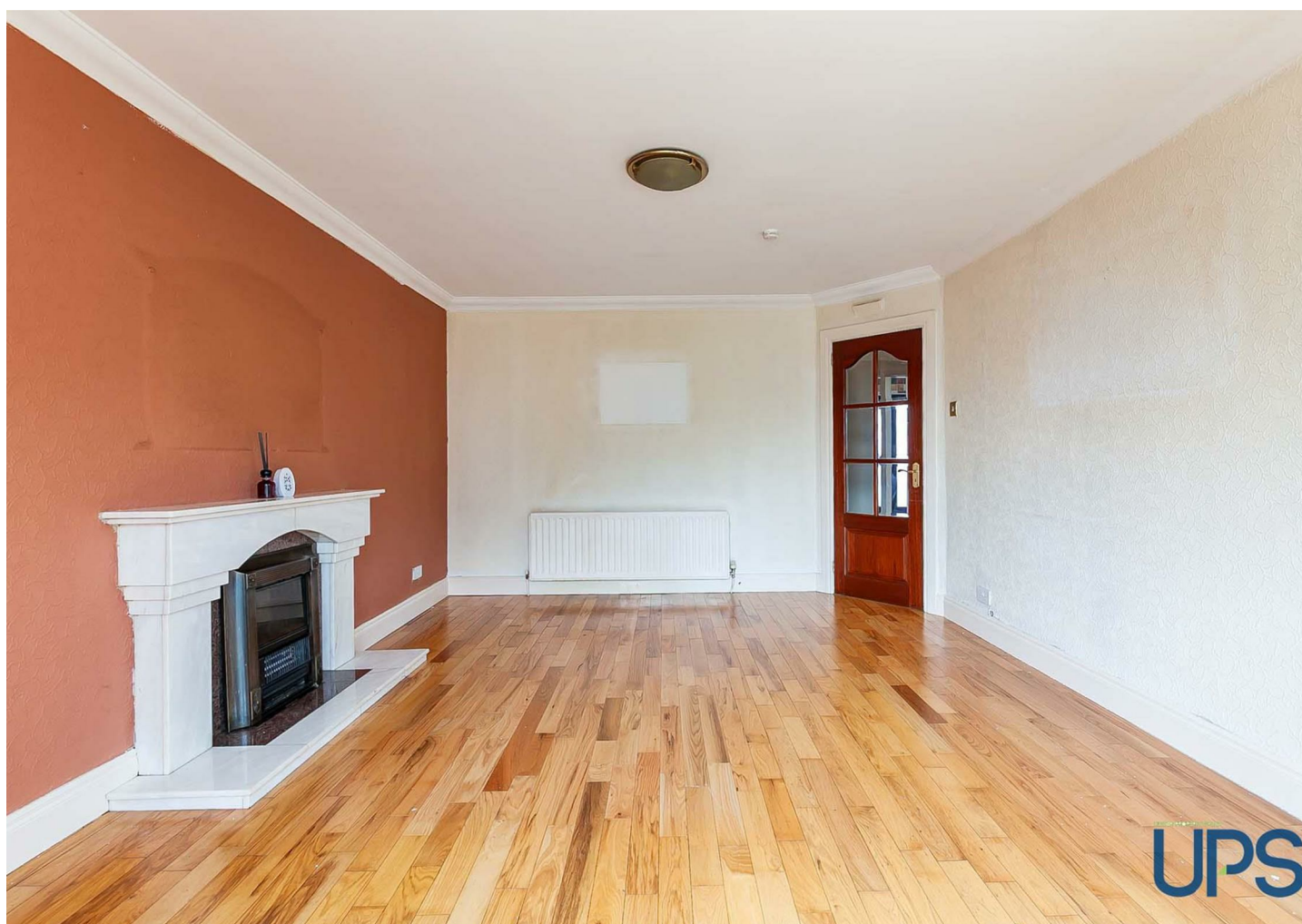
# OFFERS AROUND £324,950



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### Key Features

- An extraordinary substantial detached home extending to around an impressive 1674 sq ft and perfectly set tucked away in the private cul-de-sac setting.
- Two separate reception rooms include a large, bright and airy living room that has a bay window and solid wooden floor as well as a separate UPVC double-glazed conservatory overlooking the private gardens to the rear.
- White bathroom suite on the first floor.
- Off-road car parking and well-maintained front and rear gardens.
- One of a few full two-storey homes within this extremely desirable location, the property is offered for sale chain-free.
- Four good-sized bedrooms, a principal bedroom with a private ensuite shower room.
- Fitted kitchen open plan to a sizeable dining/entertaining/additional living space.
- Access from the spacious and welcoming entrance hall to an integral garage that has light, power and plumbing for a washing machine.
- Gas-fired central heating / Double glazing / Higher than average energy rating (EPC C-71)
- Close to lots of schools, shops and transport links as well as the motorway network – viewing strongly encouraged!



UPS



## GROUND FLOOR

Hardwood glass-panelled front door with stained glass inserts, too.

## SPACIOUS AND WELCOMING ENT HALL

Cornicing, storage cupboard, access from hallway to integral garage.

## LIVING ROOM

18'7 11'8  
Bay window, cornicing, solid wooden floor.

## KITCHEN / DINING / ADDITIONAL LIVING

26'4 9'10  
Range of high- and low-level units, single-drainer stainless steel 1 1/2 bowl sink unit, open plan to a sizeable dining/entertaining/additional living area with access to.

## UPVC DOUBLE GLAZED CONSERVATORY

12'10 9'7  
Tiled floor, UPVC double-glazed double doors to privately enclosed gardens.

## FIRST FLOOR

## PRINCIPAL BEDROOM 1

14'1 12'0  
Access to.

## PRIVATE ENSUITE SHOWER ROOM

Thermostatically controlled shower unit, low flush w.c., wash hand basin, extractor fan, tiled walls and floor.

## BEDROOM 2

12'2 9'6

## BEDROOM 3

10'0 8'9

## BEDROOM 4

9'11 9'6

## WHITE BATHROOM SUITE

Bath, electric shower unit, low flush W.C., pedestal wash hand basin, chrome effect sanitary ware, tiled walls and floor.

## OUTSIDE

Well-maintained front garden, brick paviour driveway leading to integral garage. Privately enclosed, well-maintained rear garden and flagged patio, outdoor tap.

## INTEGRAL GARAGE

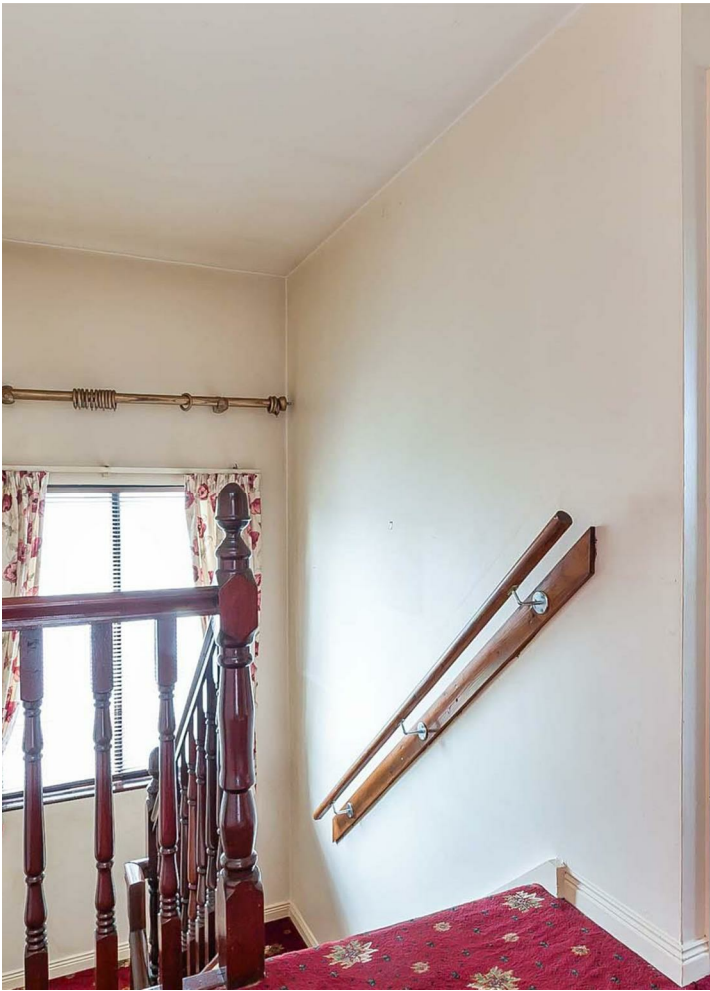
Up and over door, Worcester gas boiler, plumbed for washing machine, light and power.



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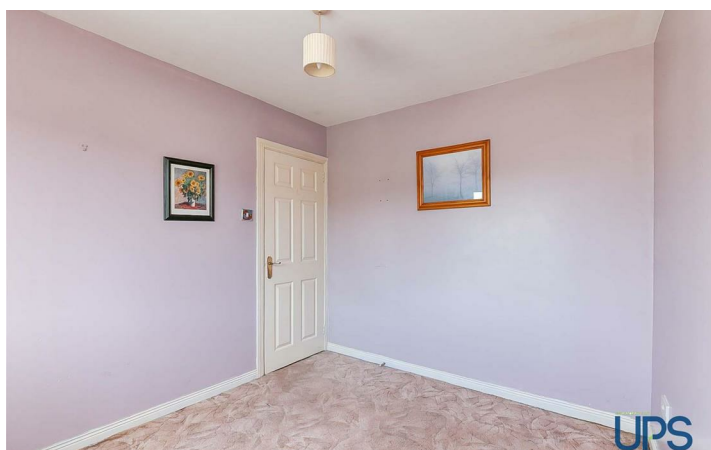








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Questions you may have.

**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 Gareth on .

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. 18440319**

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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