



47A GILNAHIRK ROAD

BELFAST BT5 7DD

Offers Over

£235,000



END TOWNHOUSE | 3 | 1 | 2

We are delighted to bring to the market this beautifully presented end townhouse in the popular Cherryvalley area of East Belfast.

KEY FEATURES

- Immaculately Presented End Townhouse in Popular Cherryvalley Area of East Belfast
- Within Walking Distance to Cherryvalley Shops, Kings Square, Ballyhackamore and Many Local Amenities
- Spacious Lounge with Access to Rear Garden
- Fitted Contemporary Kitchen with a Range of Integrated Appliances
- Three Well Proportioned Bedrooms
- Family Bathroom with Modern White Suite
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Private Enclosed Paved Rear, Ideal for Outdoor Entertaining with Extensive Variety of Plants and Shrubs.
- Two Allocated Parking Spaces
- Popular Area with Easy Commuting Links to Belfast City Centre.
- Excellent Public Transport Routes and Close to Leading Primary and Post Primary Schools
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

ENTRANCE	Stairs to First Floor	OUTSIDE
GROUND FLOOR	Landing:	Outside:
Reception Hall:	FIRST FLOOR	Rear Garden:
Kitchen:	Family Bathroom:	Summer House
10'0" x 8'10"	Bedroom One:	7'7" x 11'9"
Lounge:	13'2" x 8'8"	
16'0" x 15'4"	Bedroom Two:	
Conservatory:	12'2" x 8'8"	
9'5" x 9'2"	Bedroom Three:	
	9'11" x 5'2"	



DIRECTIONS

Travelling along Gilnahirk Road in the direction of Castlereagh Hills, just after the turn off to Kensington Road, No 47a is located on the right-hand side, at the bus stop.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		75	80
		EU Directive 2002/91/EC	

OUR BRANCHES

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