



34 GORTLAND PARK

Belfast BT5 7NU

Offers Over

£330,000



BUNGALOW | 3 | 1 | 3

Nestled in the highly sought-after Gortland Park area, this delightful three-bedroom detached bungalow offers spacious, light-filled accommodation and beautifully maintained gardens in a peaceful residential setting.

KEY FEATURES

- Spacious Three Bedroom Detached Bungalow situated in the Highly Regarded Gortland Park area
- Bright and Welcoming Entrance Hall Leading to Generous Reception Rooms
- Large Lounge Featuring a Bow Window and Stone Fireplace, Flooded with Natural Light
- Second Room with French Doors Opening Onto and Overlooking the Rear Garden
- Fitted Kitchen with Good Storage, Integrated Appliances, and Tiled Flooring
- Versatile Sunroom Providing Additional Living Space with Stunning Garden Views
- Contemporary Shower Room with Wood-Effect Flooring
- Three Well-Proportioned Bedrooms Offering Comfortable Accommodation Throughout
- Mature Private Rear Garden with Expansive Lawns, Patio Area, and Beautiful Planting
- Driveway Parking Leading to an Attached Garage Providing Ample Storage and Convenience
- PVC Double Glazing and Gas Heating
- Fully Floored and Sheeted Roofspace Providing Excellent Storage



ROOM DETAILS

ENTRANCE

Entrance Porch:

GROUND FLOOR

Entrance Hall:

Lounge:

17'10" x 11'10"

Garden Room:

14'7" x 11'5"

Fitted Kitchen:

11'10" x 9'9"

Sun Room:

12'2" x 10'7"

Bedroom One:

12'1" x 11'9"

Bedroom Two:

12'1" x 10'4"

Bedroom Three:

9'8" x 8'0"

Shower Room:

ROOFSPACE

Attic Room One:

17'0" x 9'1"

Attic Room Two:

9'1" x 7'9"

OUTSIDE

Attached Garage:

16'8" x 9'9"

Outside:



DIRECTIONS

Travelling along Gilnahirk Road in the direction of Castlereagh Hills, at the mini-roundabout turn right onto the Lower Braniel Road and take the first left onto Gortland Park. Follow the road around and number 34 is located on the left-hand side.



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	58	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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