



Enjoying a generous site in this quiet yet convenient location, this detached home would be ideal for a range of purchasers including families and the semi-retired alike.

Although now requiring updating, the sale has been priced to reflect the work a purchaser is likely to undertake.

Nevertheless the kitchen has been extended to incorporate a dining area and there is gas heating with a modern, condensing boiler.

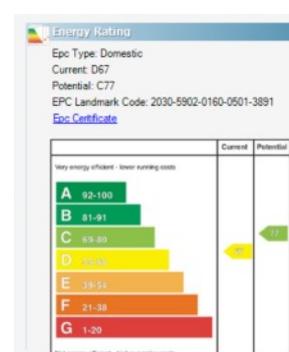
Externally this is complemented by mature, level gardens and the rear enjoys a south-westerly orientation.

Recent sales in this highly regarded residential locality have proved very popular so we would recommend early inspection.

Offers Over  
£295,000

23 Kingsland Park,  
Gillnahirk,  
BELFAST,

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Attractive detached villa
- Priced to allow for modernisation
- Three bedrooms
- Living room with bay window and fireplace
- Separate family/dining room
- Extended kitchen with casual dining area
- Family bathroom
- Additional shower room on ground floor
- Gas central heating
- Off-street, driveway parking
- Front and south west-facing rear garden
- Close to local amenities, schools and parks
- No onward chain



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Front door with glass panels and side lights to

REAR HALLWAY: Cornice ceiling, plate rack, cupboard under stairs.

SHOWER ROOM: Low flush wc, wash hand basin. Tiled splashback. Ceramic tiled floor.



LIVING ROOM: 15' 10" x 11' 0" (4.83m x 3.35m) (into bay). Cornice ceiling, picture rail. Twin aspect. Stone fireplace with tiled hearth. (Please note: Gas fire not tested and may need removed).



FAMILY/DINING ROOM: 12' 0" x 12' 0" (3.66m x 3.66m) Brick fireplace and hearth (Please note: Gas fire not tested and may need removed). Picture rail.



KITCHEN/DINING AREA: 20' 11" x 13' 10" (6.38m x 4.22m) (Narrowing to 2.87). Range of high and low level units. Integrated appliances including four ring gas hob with extractor fan over. Double oven, access to cupboard under stairs. Vaulted ceiling in dining area with twin Velux and French doors to garden. Double oven, access to cupboard under stairs. Vaulted ceiling in dining area with twin Velux and French doors to garden.



First Floor

BEDROOM (1): 15' 10" x 11' 0" (4.83m x 3.35m) (into bay). Twin aspect. Picture rail.



BEDROOM (2): 12' 2" x 9' 0" (3.71m x 2.75m) Built-in robe. Picture rail.



BEDROOM (3): 9' 10" x 8' 8" (3m x 2.64m) (at widest points). Built-in robe. Shelving and cupboard. Picture rail.



BATHROOM: Panelled bath with Mira Sprint shower and additional telephone hand shower. Wash hand basin, low flush wc.



LANDING: Walk-in linen cupboard with radiator.  
Worcester gas-fired condensing boiler.  
Access via pull-down ladder to:  
ROOFSPACE: Part-floored for storage.



## Outside

FRONT GARDEN: In lawn with variety of mature plants, trees and flowering shrubs. Driveway with off-street parking for several vehicles.

DETACHED GARAGE: Timber doors (In need of replacement or repair).

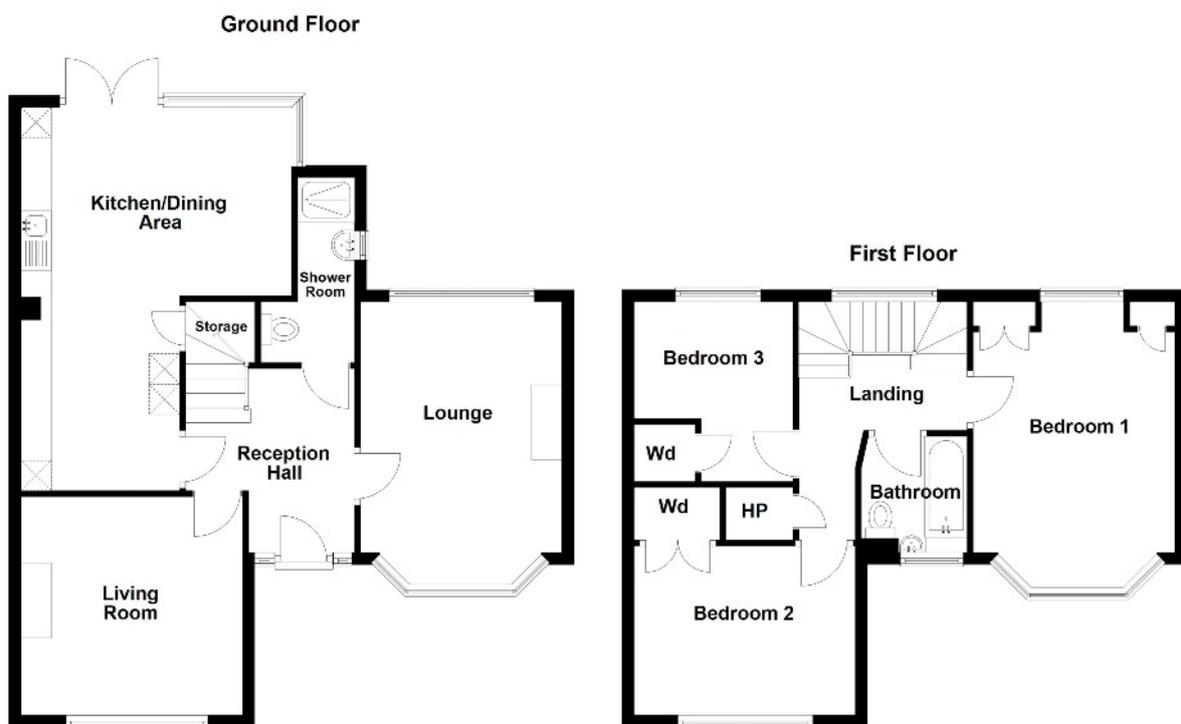
FULLY ENCLOSED, SOUTH WEST-FACING REAR GARDEN: Numerous, well-stocked flowerbeds with abundance of plants, trees and shrubs.

Private sitting areas. Gate to driveway.



## Location:

Turn off the Gilnahirk Road after shops/garage at the bottom into Kingsway Park. Continue up and Kingsland Park is second on the right. Property is on right hand side.



**23 Kingsland Park, Belfast**

## 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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