



Enjoying one of the largest sites at the bottom of a cul de sac in this highly regarded locality, this attractive detached home would be ideal for a range of purchasers.

Extended on the ground floor, the well-appointed kitchen is open plan and is large enough to incorporate both sitting and dining areas. It is therefore an ideal focal point for modern living and French doors take you out to a delightful, large rear garden.

The latter also features a modern garden room which can be put to a variety of uses including space for those now working from home.

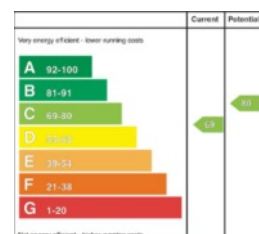
A short stroll to excellent local shops and amenities on the Gilnahirk Road and Kings Square, leading schools are also around the corner plus in nearby Belmont and Ballyhackamore.

Early viewing is strongly recommended.

Offers Over
£365,000

17 Gilnahirk Walk,
Belfast,
BT5 7DS

Viewing by
appointment with
& through agent
028 9065 0000





- Attractive detached villa on superb site
- 3 well-proportioned bedrooms
- Living room with bay window & feature fireplace
- Dining/family room with French doors to garden
- Integrated appliances & island unit
- Contemporary Bathroom with white suite
- Additional WC downstairs
- Gas central heating
- Double glazed throughout
- Off-street, driveway parking
- Detached, brick garage
- Lovely, mature gardens front & rear
- Garden room / Home office
- Convenient cul de sac location
- Close to excellent local schools & amenities

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Composite front door with glazed inset and side light to . . .

RECEPTION HALL: Cornice ceiling. Cupboard understairs.

CLOAKROOM: Low flush wc. Wash hand basin with tiled splashback.



LIVING ROOM: 13' 11" x 11' 11" (4.24m x 3.63m) (into bay). Cornice ceiling. Bespoke window shutters/blinds. Attractive fireplace with granite hearth and gas coal effect fire. Door with glazed panels back to hallway.



DINING/FAMILY ROOM: 19' 6" x 10' 11" (5.95m x 3.32m) French doors to garden.



KITCHEN: 14' 6" x 8' 9" (4.41m x 2.67m) Modern range of high and low level cupboards including glazed display cabinets and island unit. Integrated appliances including Bosch dishwasher, double oven, microwave, four ring hob with extractor fan over. Fridge-freezer, plumbed for washing machine. Single drainer 1.5 bowl stainless steel sink unit.



First Floor

BEDROOM (1): 13' 9" x 11' 11" (4.2m x 3.62m) (into bay). Cornice ceiling. Bespoke window shutters/blinds.



BEDROOM (2): 11' 10" x 10' 10" (3.6m x 3.31m) Cornice ceiling.



LANDING: Access to roofspace via pull-down ladder. Part-floored for storage.



BEDROOM (3): 8' 11" x 7' 7" (2.72m x 2.31m)



BATHROOM: Contemporary white suite comprising free standing bath with telephone hand shower. Separate shower enclosure with "rain" head and additional telephone hand shower. Low flush wc, pedestal wash hand basin. Fully tiled walls, ceramic tiled floor. Chrome heated towel rail.



Outside

FRONT: Driveway laid in stones with off-street parking. Landscaped garden with box hedging, plants, trees and shrubs. Timber gates leading to . . .

DETACHED, BRICK GARAGE: up and over door, power and light, (currently no vehicular access).

Gate and path to far side leading to . . .

REAR GARDEN: Excellent degree of privacy. Lawned areas. Variety of trees and flowering shrubs. Flagged patio area. Greenhouse (by separate negotiation if required).

GARDEN ROOM/HOME OFFICE: 9' 1" x 8' 11" (2.78m x 2.72m) Power and light with insulation and double glazing. Hard-wired for broadband connection.



Location:

Coming up the Gilnahirk Road from Kings Road, turn right after Kensington Road into Gilnahirk Park. At the bottom take a left into Gilnahirk Avenue. Follow road round and turn right into Gilnahirk Rise, Gilnahirk Walk is on the left.



17 Gilnahirk Walk, Belfast

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