



This fantastic semi-detached home offers excellent accommodation, ideal for first time buyers and young families. There are two reception areas and a separate kitchen to the ground floor and three good size bedrooms plus bathroom to the first floor.

The property also benefits from a large enclosed rear garden with sunny aspect and fabulous views over Belfast and beyond.

The property is located close to Gilnahirk, within very short walking distance to local shops, restaurants, schools and public transport routes all close by.

"PLEASE NOTE: this property is constructed using Wilson Block which involves steel wall ties. Whilst there is no sign of any corrosion or defects in this house, some lenders are reluctant to offer mortgages on such properties. The sale is therefore priced accordingly. Potential purchasers should therefore satisfy themselves in this regard by consulting with a Financial Adviser or such like. Templeton Robinson can put an independent adviser in touch with you, if required."

Offers Over  
£155,000

168 Lower Braniel Road,  
Gilnahirk,  
BELFAST,  
BT5 7NG

Viewing by  
appointment with  
& through agent  
028 9065 0000

Energy Rating		Current	Potential
Epc Type: Domestic			
Current: E50			
Potential: D65			
EPC Landmark Code: 2030-8509-3150-3501-1825			
<a href="#">Epc Certificate</a>			
Very energy efficient - lower running costs		Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

- Semi-detached home with excellent views across Belfast from the rear
- Living room with feature fireplace & picturesque views over Belfast
- Kitchen with half tiled walls & appliances and access to rear
- Separate dining room
- Three well-proportioned bedrooms
- Family bathroom on first floor
- OFCH / Solid mahogany double glazing throughout
- Enclosed rear garden with sunny aspect
- Front garden in lawn
- Very convenient to local shops, cafes, schools and public transport
- Perfect for first time buyers and young families



The Property Comprises:

### Ground Floor

Solid mahogany front door with glazed insets to . . .

ENTRANCE HALL: Understair storage.

LIVING ROOM: 14' 5" x 11' 11" (4.39m x 3.64m) Cornice ceiling. Feature fireplace.

DINING AREA: 12' 7" x 10' 5" (3.83m x 3.18m) Cornice ceiling. Ceiling rose.

KITCHEN: 10' 5" x 7' 11" (3.17m x 2.4200m) Range of high and low level units, work surfaces. 1.5 bowl stainless steel sink unit with mixer tap. Underbench double oven, four ring ceramic hob. Extractor. Space for underbench fridge and freezer. Space and plumbed for washing machine. half tiled walls. Tiled flooring. Solid mahogany door to rear.



## First Floor

LANDING: Storage cupboard.

BEDROOM (1): 14' 5" x 9' 10" (4.3900m x 3.01m)

Outlook to rear.

BEDROOM (2): 10' 6" x 9' 10" (3.2m x 3.01m)

Outlook to front.

BEDROOM (3): 10' 8" x 10' 6" (3.25m x 3.2m)

Outlook to rear.

BATHROOM: White suite comprising dual flush wc, pedestal wash hand basin, panelled bath, separate Mira thermostatic shower with Shower Lux folding screen. Hotpress cupboard. Fully tiled walls.

## Outside

FRONT: Garden in lawn with mature flower beds.

REAR: Extensive enclosed rear garden with patio sitting areas, flower beds and mature shrubbery and greenhouse. Storeroom with oil fired boiler.

Outside light and tap.





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

From Kings Road turn onto Gilnahirk Road. Lower Braniel Road is on the right and property is located on the right.

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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