



Conveniently located just off the Kings Road, this deceptively spacious apartment is that rare find of having its own front door and private garden.

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

The spacious living room is large enough to incorporate a dining area. French doors then take you out to your own back garden which enjoys lots of mature planting.

A short stroll to excellent local amenities at Kings Square and on the Gilnahirk Road, local bus services are also nearby.

It is only upon internal inspection that one can appreciate the potential and all this home has to offer.

Offers Over
£165,000

1C Kingsdale Park,
Gilnahirk,
BELFAST,
BT5 7BY

Viewing by
appointment with
& through agent
028 9065 0000

- Ground floor apartment in superb location
- Own front door and rear garden
- Two bedrooms: one with excellent Sliderobes
- Spacious living room open plan to dining
- Fireplace and French doors to garden
- Separate, fitted kitchen
- Modern shower room
- Good storage in hallway
- Economy 7 central heating (natural gas connections in street)
- Mahogany double glazed window frames
- Resident and visitor off-street parking
- Priced to allow for some updating
- No onward chain
- Short stroll to excellent local amenities, Comber Greenway and bus stops



The Property Comprises:

Ground Floor

Own front door with glazed panels.

ENCLOSED ENTRANCE PORCH: Internal door with glazed panels to:

RECEPTION HALL: Built-in storage cupboard. Cornice ceiling. Shelved hotpress with lagged copper cylinder. Additional shelved storage cupboard.

SHOWER ROOM: Corner shower cubicle with Mira Event shower, pedestal wash hand basin, low flush wc, chrome heated towel rail, part tiled walls, ceramic tiled floor.

KITCHEN: 10' 0" x 6' 11" (3.05m x 2.1m) Range of high and low level units, single drainer stainless steel sink unit, Creda double oven with four ring hob and extractor fan over. Plumbed for washing machine. Space for fridge/freezer. Part tiled walls.

LIVING/DINING ROOM: 19' 9" x 13' 1" (6.03m x 3.98m) (at widest points). Feature tiled fireplace and hearth with wood surround. Cornice ceiling. French doors to garden.



BEDROOM (1): 13' 1" x 12' 0" (3.98m x 3.66m) (into) range of built-in robes with sliding doors.

BEDROOM (2): 11' 1" x 7' 11" (3.37m x 2.42m) Cornice ceiling.

Outside

FRONT: Resident and visitor parking. Flowerbeds with plants and shrubs.

REAR: Path and gate to side leading to fully enclosed rear garden laid in flagged paving for ease of maintenance. Remote control awning. Abundance of well-stocked flowerbeds with variety of plants, trees and flowering shrubs. Timber shed.

Management company

LONGSTAND PROPERTY: Current bi-annual charge of £350 per property to include block insurance, grounds maintenance, agent fees and accountant fees.

The current balance for the development account is c.£1,000 and recent works were completed to replace the gutters, soffits and fascias.



Telephone 028 9065 0000

www.templetonrobinson.com

Location:

From Knock Road/Outer Ring, turn down Kings Road towards Cherryvalley. At bottom of hill (Gilnahirk Road traffic lights), turn left into Kingsdale Park. Property is on the right hand side.

Ground Floor



1c Kingsdale Park, Belfast

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

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