

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 GILNAHIRK ROAD WEST,
BELFAST, BT5 7SR**

OFFERS OVER £279,950



A deceptively spacious detached property sitting on an elevated site with superb views over Belfast Lough and beyond.

This property requires some improvements throughout and offers a good opportunity for development as a site with its location and views being the overriding factor. Furthermore, the property could be improved to make a fantastic family home in a great location.

Currently the accommodation comprises of well proportioned lounge and separate living room, fitted kitchen with built-in oven and hob, partly tiled walls and tiled floor, leading to separate dining room and ground floor shower room. The first floor offers three bedrooms, including superb views over Belfast Lough, family bathroom comprising of white suite with shower over bath and separate WC.

Good size front garden with lawn, flowerbeds, and rear garden with mature trees and tarmac driveway to side. Fantastic location with superb views and easy access to Gilnahirk and it's many amenities, this property is a must see to appreciate the potential it has to offer.



Key Features

- Deceptively Spacious Detached House On An Elevated Site
- Requiring Improvements But Potential For A Fantastic Home
- Spacious Lounge, Separate Living Room & Dining Room
- Fitted Kitchen With Built-In Oven & Hob And Tiled Floor
- Three Bedrooms And Family Bathroom To First Floor
- Oil Fired Central Heating System & PVC Double Glazed Windows
- Good Sized Front And Rear Gardens And Tarmac Driveway
- Excellent Location With Superb Views Over Belfast Lough



Accommodation Comprises

Entrance Porch

Entrance Hall

Tiled flooring, cloakroom, space under stairs.

Lounge

17'0 x 12'4 (at widest point)

Mock fireplace, wood laminate flooring.

Kitchen

13'0 x 8'4

Range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in oven, ceramic hob, integrated extractor hood, plumbed for washing machine, space for fridge freezer, part tiled walls, tiled flooring.

Dining Room

6'4 x 6'2

Ceramic tiled flooring.

Ground Floor Shower Room

White suite comprising walk in shower cubicle with electric shower and part tiled walls, pedestal wash hand basin, tiled splash back, low flush WC, ceramic tiled flooring.

First Floor

Landing

Cupboard.

Bedroom 1

12'5 x 10'4

Bedroom 2

12'5 x 8'4

Bedroom 3

9'1 x 8'2 (at widest point)

Superb view over Belfast, wood laminate flooring.

Bathroom

White suite comprising panelled bath with mixer tap, built in shower, shower screen, pedestal wash hand basin with mixer tap, ceramic tiled flooring, part tiled walls, hot press.

Separate WC

Low flush WC, part tiled walls, ceramic tiled flooring.

Outside

Front garden with lawn, flowerbeds and boundary hedge. Rear garden with trees and tarmac driveway.

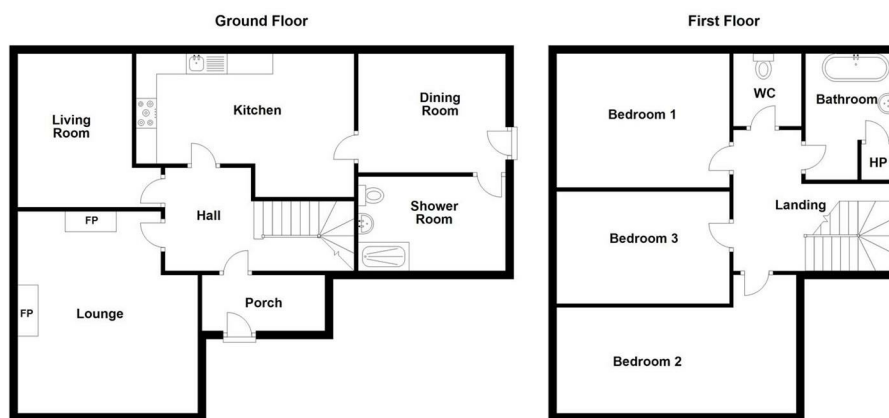
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.


To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk





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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland			
		46	59
		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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