

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 GORTGRIB DRIVE, BELFAST, BT5 7QX**

**OFFERS AROUND £295,000**



A recently improved detached family home in the much sought after Gilnahirk area, with ground floor extension and surrounding gardens, close to many schools and bus routes.

The accommodation comprises of entrance hall with wood laminate flooring and recently fitted ground floor toilet suite. Bright, spacious lounge open to dining room and luxury kitchen, all with attractive Herringbone style wood laminate flooring and recessed spotlighting. The kitchen, which was fitted just recently, includes luxury range of units, Quartz worktops with upstand, pull-out feature larder and built-in oven with gas hob. The dining room also leads to an additional extension offering more living space or alternatively a playroom.

The first floor offers three well proportioned bedrooms and family bathroom comprising of a white suite including built-in rainfall shower over bath, partly tiled walls and ceramic tiled flooring. Further benefits include permanent staircase to a floored and sheeted roofspace, including power, radiators and two large velux windows.

The outside offers a generous front and side garden in lawn with boundary hedge and fence, enclosed rear garden with brick paviour patio leading to raised timber decking area, and tarmac driveway leading to attached garage with separate utility space. Great family accommodation in great residential area close to many local amenities, this family home is both private and attractive throughout. View now to avoid disappointment!



## Key Features

- Excellent Detached Family Home In The Much Sought After Gilnahirk Area
- Spacious Lounge, Open To Dining Room With Herringbone Style Laminate Flooring
- Luxury Fitted Kitchen With Quartz Worktops And Built-In Oven And Hob
- Three Well Proportioned Bedrooms And Family Bathroom On First Floor
- Floored And Sheeted Roofspace With Power, Radiators And Velux Windows
- Gas Fired Central Heating System And PVC Double Glazed Windows
- Gardens To Front, Side And Rear With Timber Decking Area And Garage
- Ideal Location Close To Schools, Bus Routes And Many Local Amenities



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring.

#### Ground Floor WC

Modern white suite comprising vanity unit with mixer tap and low flush WC. PVC wall cladding. Tile effect laminate flooring. Extractor fan.

#### Lounge

12'3 x 11'2

Wood laminate flooring. Recessed spotlighting. Two feature radiators. Open to:

#### Dining Room

11'1 x 10'4

Wood laminate flooring. Recessed spotlighting. Doors to rear garden. Archway to:

#### Kitchen

7'9 x 7'8

Luxury range of high and low level units, Quartz work surfaces with upstand and single drainer inset stainless steel sink unit with mixer tap, space for fridge freezer, recessed spotlighting. Wood laminate flooring. Pull-out feature larder.

#### Living Room/Playroom

13'8 x 9'5

#### First Floor

#### Landing

#### Bedroom 1

11'3 x 10'5

#### Bedroom 2

11'3 x 10'5

#### Bedroom 3

8'4 x 7'9

Built-in cupboard.

#### Bathroom

White suite comprising panelled bath with handheld shower and rainfall shower, shower screen. Pedestal wash hand basin and low flush WC. Part tiled walls. Ceramic tiled flooring. Timber panel ceiling with recessed spotlighting.

#### Permanent staircase to:

#### Roofspace

18'8 x 6'4 (average)

Floored and sheathed with light and power. Two large velux windows and eaves storage. Cupboard with gas fired boiler.

#### Outside

Front and side garden with lawn, boundary hedge and fence. Enclosed rear brick paved patio leading to raised timber decking area. Tarmac driveway to side.

#### Attached Garage

19'6 x 9'0

Partitioned utility area with range of lower level units, work surfaces with inset single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and space for dryer. Light and power. Up and over door.









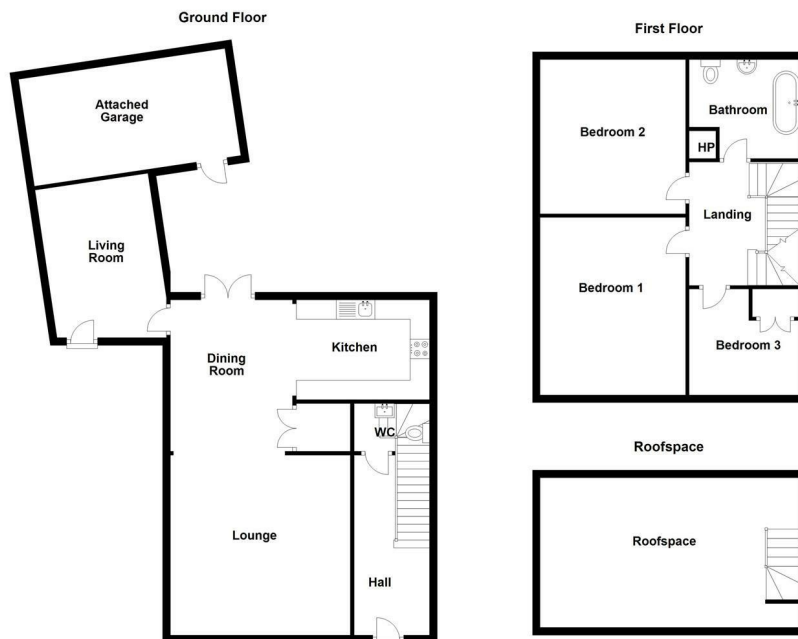












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 PlanItUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	65	69
		EU Directive 2002/91/EC

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.

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.

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