

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



51 GILNAHIRK PARK, BELFAST, BT5 7DY

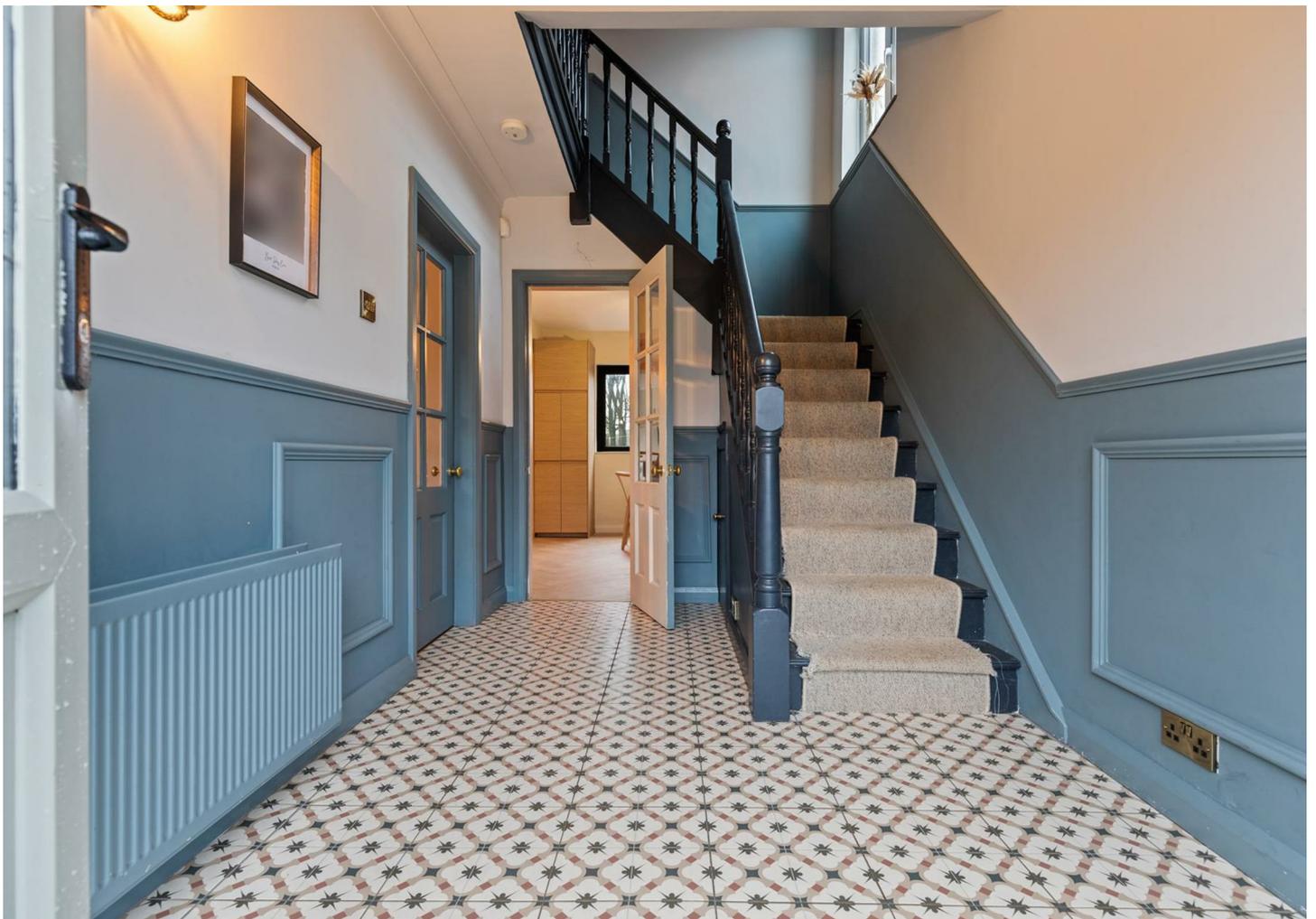
OFFERS AROUND £349,950

Situated in the popular Gilnahirk area of East Belfast, this well-presented home offers practical, modern living with direct access to Gilnahirk Park.

The entrance hall features tiled flooring and storage under the stairs. The lounge includes herringbone laminate flooring, a bay window and a cast iron stove. To the rear, the newly fitted kitchen and dining area offers a modern range of units, centre island with breakfast bar, inset porcelain sink, built-in under oven, integrated dishwasher and induction hob with downdraft extractor. An archway leads to the sunroom with sliding doors to the rear garden.

Upstairs there are three bedrooms and a contemporary bathroom with white suite, rainfall shower over bath, fully tiled walls and ceramic tiled floor. A fixed staircase leads to a floored roof space with power, light and Velux window. The property further benefits from gas fired heating and double glazing.

Outside, there is a front lawn with flowerbeds, a gated driveway to a detached garage with power and light, and a large enclosed rear garden with patio and direct access to Gilnahirk Park. This is a fantastic family home in an excellent location, convenient to many local amenities in the area, including schools and the popular Gilnahirk shops.



Key Features

- Popular Gilnahirk Location In East Belfast With Direct Park Access
- Spacious And Bright Lounge With Bay Window
- Integrated Appliances Including Induction Hob And Dishwasher
- Three Bedrooms And Contemporary Bathroom With Rainfall Shower
- Welcoming Entrance Hall With Tiled Flooring And Understairs Storage
- Newly Fitted Kitchen With Centre Island And Breakfast Bar
- Sunroom With Sliding Doors To Enclosed Rear Garden
- Detached Garage Gated Driveway And Gas Fired Heating



Accommodation Comprises

Entrance Hall

Feature tiled flooring, storage under stairs.

Lounge

14'2 x 11'7

(Into Bay)

Laminate wood flooring in herringbone style.

Kitchen/Dining

19'4 x 12'5

Modern range of high and low level units with feature centre island breakfast bar including inset porcelain sink unit with mixer tap, built in under oven and integrated dishwasher. Induction ceramic hob with downdraft extractor fan. Recessed spotlighting, laminate wood flooring in herringbone style, storage cupboard under stairs, archway leading to:

Sunroom

10'3 x 10'

Laminate wood flooring in herringbone style, large sliding doors to rear garden.

First Floor Landing

Access to roofspace via fixed staircase.

Bedroom 1

14'3 x 10'9

(Into Bay)

Laminate wood flooring.

Bedroom 2

10'7 x 9'

Laminate wood flooring.

Bedroom 3

9'1 x 8'1

Bathroom

White suite comprising: Panelled bath with mixer tap, built in rainfall shower and telephone hand shower, shower screen, semi-pedestal wash hand basin with mixer tap, low flush WC, fully tiled walls, ceramic tiled floor, recessed spotlighting, extractor fan, linen cupboard with gas fired boiler.

Roof Space

11'3 x 9'2

Floored and sheeted, power and light, Velux window, permanent staircase for access.

Detached Garage

18'8 x 10'4

Power and light, up and over door.

Outside

Front gardens with lawn and flowerbeds, gated tarmac driveway to side, large enclosed rear garden with lawn, patio area, flowerbeds and access to Gilnahirk Park.

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.

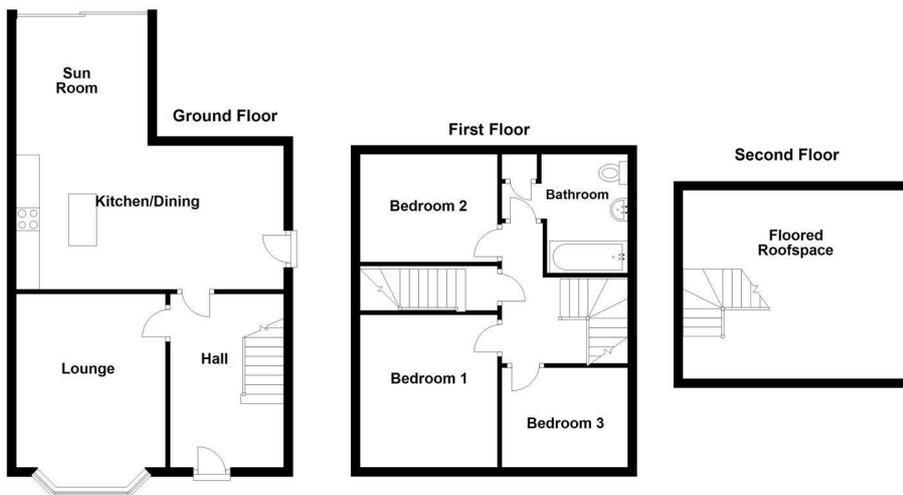
You can find more information about the legislation at www.legislation.gov.uk











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			
		73	78
Northern Ireland		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.

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