

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 GILNAHIRK ROAD, BELFAST,  
BT5 7DA**

**OFFERS AROUND £125,000**



Located on Gilnahirk Road, this mid terrace home offers practical accommodation with plenty of potential. Benefiting from gas fired heating and double glazing, the property would benefit from sympathetic updating.

The ground floor comprises an entrance hall with storage under the stairs, a front lounge with tiled fireplace, and a living/dining room with a second tiled fireplace and sliding door to the kitchen. The kitchen is fitted with a range of high and low level units, Belfast sink, part tiled walls, plumbing for a washing machine and a PVC door to the rear.

Upstairs there are three bedrooms and a bathroom fitted with a white suite including panelled bath, pedestal wash hand basin and low flush WC. Outside, there are low maintenance gardens to the front with boundary hedging. An enclosed rear yard leads to a further rear garden with trees and shrubs.

A straightforward home with scope to update to your own taste in an excellent location, convenient to many local amenities and schools in the area.



## Key Features

- Mid Terrace Home In Popular And Convenient Residential Location
- Gas Fired Central Heating And Double Glazed Windows
- Requires Sympathetic Updating Offering Excellent Potential
- Entrance Hall With Useful Under Stair Storage
- Two Reception Rooms With Period Features And Tiled Fireplaces
- Fitted Kitchen With Belfast Sink And Rear PVC Door
- Three Well Proportioned Bedrooms And White Bathroom Suite
- Front Garden And Enclosed Rear Yard Leading To Garden



### Accommodation Comprises

#### Entrance Hall

Storage under stairs.

#### Lounge

10'9 x 10'6

Picture rail, cornice ceiling, tiled fireplace.

#### Living/Dining

16'7 x 11'3

Picture rail, cornice ceiling, tiled fireplace, sliding door leading to:

#### Kitchen

12'9 x 6'3

Range of high and low level units, Belfast sink, plumbed for washing machine, part tiled walls, gas fired boiler, PVC door to rear.

#### First Floor Landing

##### Bedroom 1

11' x 9'6

##### Bedroom 2

11'3 x 10'6

##### Bedroom 3

6' x 5'

### Bathroom

White suite comprising: Panelled bath, pedestal wash hand basin, low flush WC.

### Outside

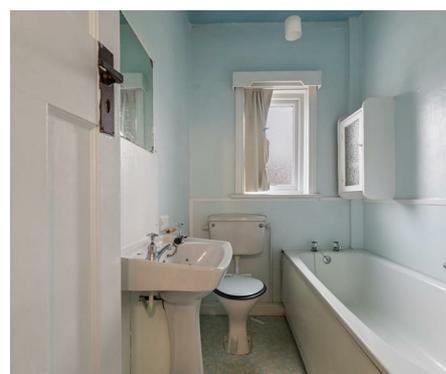
Low maintenance gardens to front with boundary hedging. Enclosed yard to rear leading to rear garden with trees and shrubs.

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.

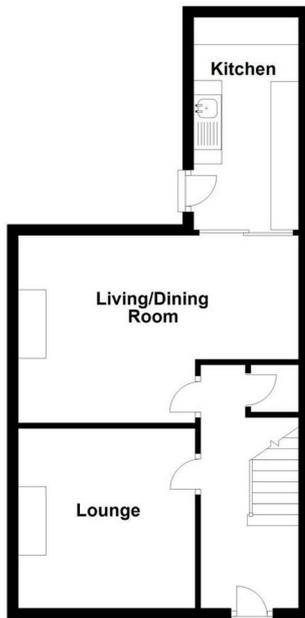
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)

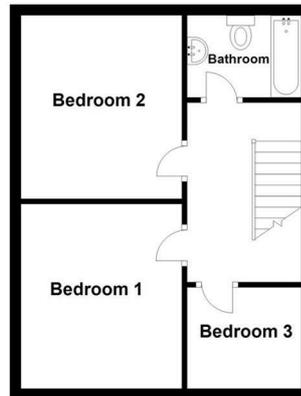




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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