

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



53 GILNAHIRK PARK, BELFAST, BT5 7DY

OFFERS AROUND £325,000

Situated in a highly sought-after residential area, this well presented family home offers spacious accommodation ideal for modern family living.

The welcoming reception hall features a PVC front door, attractive parquet wood block flooring and useful under stair storage. The bright lounge enjoys a beautiful bay window, parquet flooring and an elegant fireplace with cast iron inset and granite hearth.

At the heart of the home is an impressive open plan kitchen and dining area fitted with an excellent range of high and low level units, granite work surfaces and a range style cooker with gas hob and double oven. A breakfast bar and tiled flooring complete this superb entertaining space, which opens through double doors into a spacious conservatory overlooking the rear garden with direct access outside.

Upstairs, the property offers three well-proportioned bedrooms together with a modern family bathroom comprising a white suite, walk-in shower and built-in storage housing the gas fired boiler. A floored roofspace provides valuable additional storage or flexible use potential.

Externally, the property benefits from a driveway leading to a detached garage with power and light. To the rear is an attractive enclosed garden with artificial lawn, decked seating area and mature planting, together with direct gated access to Gilnahirk Park behind – a unique feature perfect for families and outdoor enjoyment.

Further benefits include gas fired central heating and PVC double glazing throughout. This superb family home is conveniently located close to the popular Gilnahirk shops, excellent local schooling and a range of everyday amenities, the property also benefits from easy access to Belfast city centre and surrounding arterial routes.



Key Features

- Spacious Family Home In A Highly Sought-After Gilnahirk Residential Location
- Modern Open Plan Kitchen And Dining Area Ideal For Entertaining Guests
- Three Well-Proportioned Bedrooms And Family Bathroom Suite
- Detached Garage With Power, Lighting And Driveway Parking To Front And Side
- Bright Lounge Featuring Attractive Bay Window And Elegant Cast Iron Fireplace
- Spacious Conservatory Overlooking Private Rear Garden With Direct Outdoor Access
- Floored Roofspace Offering Excellent Additional Storage Or Flexible Use Potential
- Enclosed Rear Garden With Gated Access Directly Onto Gilnahirk Park



Accommodation Comprises

Reception Hall

PVC front door, parquet wood block flooring, storage under stairs.

Lounge

14' x 11'

(Into Bay)

Parquet wood flooring, attractive fireplace with cast iron inset and granite hearth.

Kitchen/Dining

19' x 12'

Excellent range of high and low level units with granite work surfaces. Single drainer stainless steel sink unit with mixer tap, stainless steel range style built in cooker with double oven and 5 ring gas hob, integrated dishwasher. Breakfast bar, fully tiled flooring, double doors to:

Conservatory

15' x 12'

Fully tiled flooring, PVC door to rear.

First Floor Landing

Access to floored roofspace.

Bedroom 1

14' x 10'

(Into Bay)

Bedroom 2

12' x 10'

Bedroom 3

9' x 8'

Bathroom

White suite comprising: Panelled bath, pedestal wash hand basin, low flush WC, walk in shower cubicle with sliding shower door, partly tiled walls, storage cupboard housing gas fired boiler.

Roofspace

13' x 12'

(At widest point)

Detached Garage

18' x 9'4"

Up and over door, power and light.

Outside

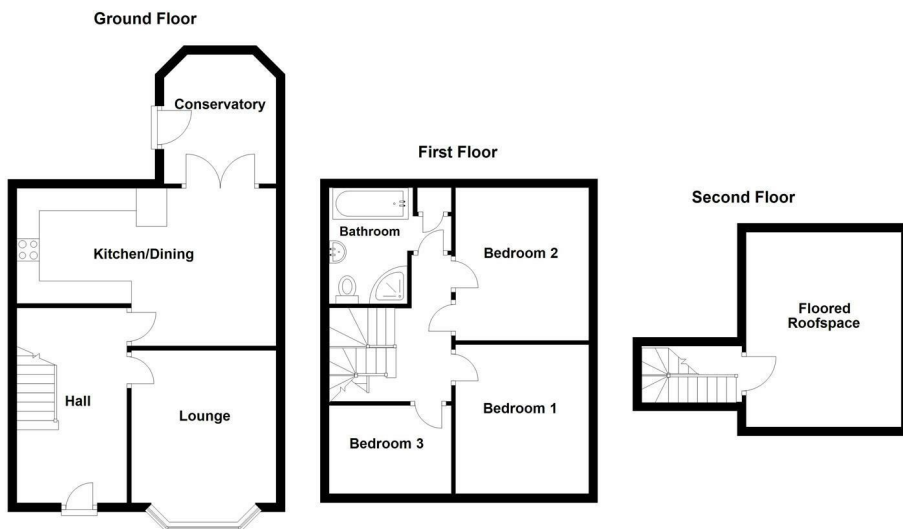
Driveway to front and side leading to detached garage. Attractive gardens to rear with artificial grass leading to decked area, range of plants and shrubs with direct gated access to park area behind.











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		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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