

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**42 GILNAHIRK PARK, BELFAST,
BT5 7DY**

OFFERS AROUND £289,950



This property presents a rare opportunity to create a home tailored entirely to your own taste and style. Having been stripped back, the property now offers a true blank canvas, ready for its next owners to renovate and transform into a modern family home.

The accommodation comprises an entrance hall with herringbone-style solid wood flooring and a convenient cloakroom with wash hand basin and WC. To the front, the bright lounge benefits from a bay window and matching herringbone-style flooring, while a separate living room provides additional reception space, ideal for family living or entertaining. The kitchen is fitted with a stainless steel sink unit and offers excellent potential for redesign and extension, subject to the necessary approvals.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a bathroom area with wash hand basin and existing plumbing connections, alongside a separate WC.

Externally, the property enjoys a private rear garden with patio area, lawn, mature trees and flowerbeds, together with a useful storage area and oil tank.

Situated in a highly desirable residential location, this property presents a rare opportunity to unlock its full potential. Perfect for those looking to undertake a renovation project, it benefits from planning permission already approved Ref: LA04/2025/2014/F, allowing new owners to create a stunning bespoke home with minimal delay.



Key Features

- Blank Canvas Opportunity Ready For Complete Modernisation And Personalisation
- Sought-After Gilnahirk Location Close To Local Amenities And Schools
- Bright Bay-Fronted Lounge With Herringbone-Style Solid Wood Flooring
- Separate Living Room Offering Flexible Family And Entertaining Space
- Three Well-Proportioned Bedrooms Across The First Floor
- Existing Kitchen Space Ready For Redesign And Improvement
- Private Rear Garden With Patio, Lawn And Mature Planting
- Excellent Potential To Create A Home Tailored To Your Needs



Accommodation Comprises

Entrance Hall

Solid wood flooring in herringbone style. Cloakroom under stairs, white suite comprising wash hand basin and low flush WC.

Lounge

15'5 x 11'9

(Into Bay)

Solid wood flooring in herringbone style.

Living Room

12'2 x 10'4

Solid wood flooring in herringbone style.

Kitchen

9'4 x 9'

Single drainer stainless steel sink unit with mixer tap,

First Floor Landing

Bedroom 1

11'8 x 10'5

Bedroom 2

12'6 x 10'4

Bedroom 3

9'4 x 8'7

Bathroom

Pedestal wash hand basin, plumbing connections. Separate WC with low flush WC.

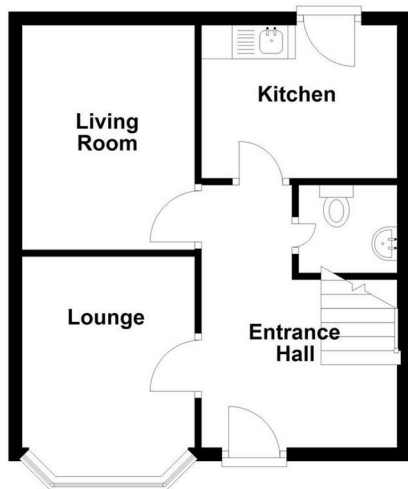
Outside

Patio area to rear with lawn, trees and flowerbeds. PVC oil tank, storage area.

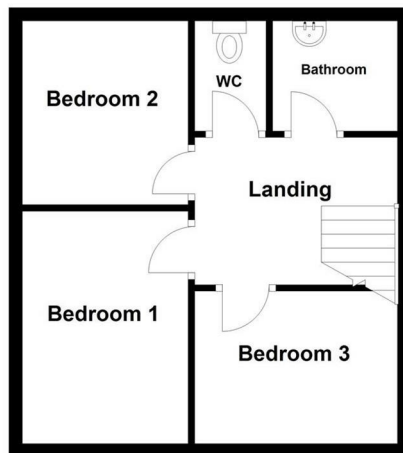




Ground Floor



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			
(39-54) E			
(21-38) F		30	51
(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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