

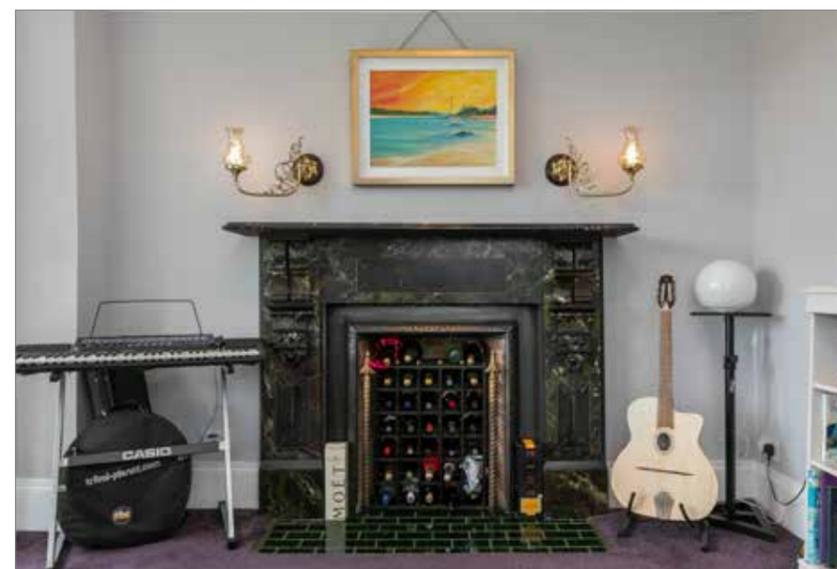
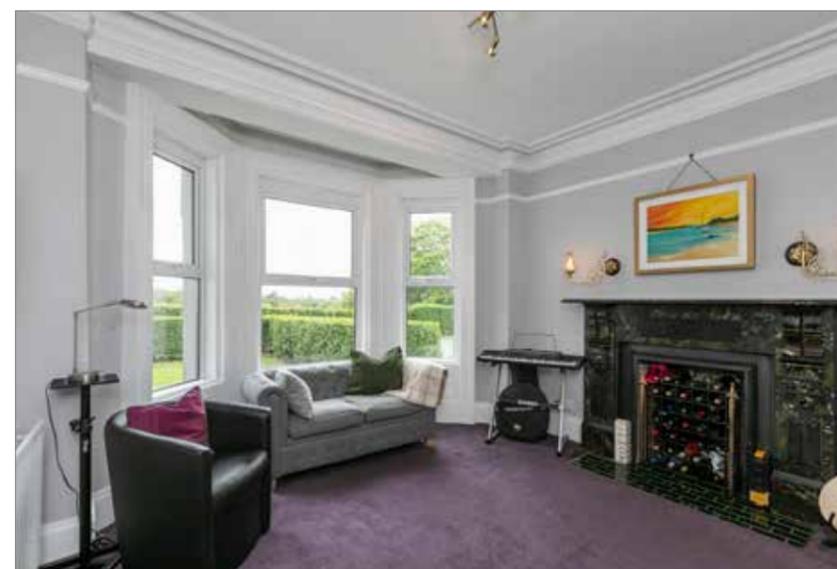
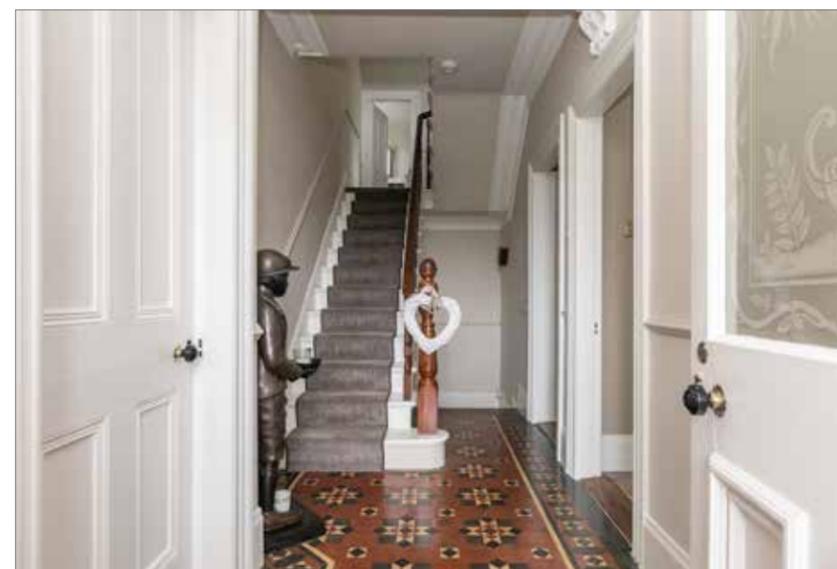
simonBRIEN
RESIDENTIAL

'Gilnahirk House',
30 Manns Road, Belfast, BT5 7SS



Asking Price £575,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Gentleman's Residence With Stunning Views From Principal Room's
- Retaining Many Original Features Including Fireplaces
- Four Reception Rooms
- Four Spacious Bedrooms
- Conservatory / Dining Area Open To Kitchen
- New Bathroom Suite
- Separate WC
- Spacious Detached Double Garage
- Excellent Views From Many Principal Rooms
- Well-Tended Mature Garden And Grounds Extending To Approximately 1.1 acre
- Oil Heating
- Double Glazed Windows
- Externally Accessed Wash Room

SUMMARY

Offering well-presented and spacious accommodation, this superb gentleman's residence offers a family home set in approximately one acre of well-tended gardens.

Commanding views across Castlereagh Hills Golf Course, and the countryside, the Mourne Mountains and Strangford Lough are visible on a clear day. This idyllic rural setting is coupled with a short drive to excellent local schools and amenities, whilst the City Centre is only 5 miles away.

This deceptively spacious home would be ideal for the growing family looking for that perfect blend of peace and quiet, privacy, and convenience, yet within easy reach of Belfast.

Only upon internal inspection can one fully appreciate the numerous qualities of this magnificent home, retaining many original features, which include ornate fireplaces.

Outside is a spacious detached double garage, private patio and garden, enjoying a South facing aspect.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

Ceramic tiled floor. Corniced ceiling.

ENTRANCE HALL:

Ceramic tiled floor. Corniced ceiling.

DINING ROOM:

13' 9" x 12' 0" (4.19m x 3.66m)

Slate surround to cast iron fireplace. Corniced ceiling. Picture rail. Countryside views.



DRAWING ROOM:

16' 2" x 12' 0" (4.93m x 3.66m)

Fireplace with cast iron and tiled inset and marble surround.
Corniced ceiling.

FAMILY ROOM / STUDY:

11' 10" x 9' 5" (3.61m x 2.87m)

Corniced ceiling.

FAMILY AREA:

12' 4" x 10' 7" (3.76m x 3.23m)

Cast iron wood-burning stove. Open to:

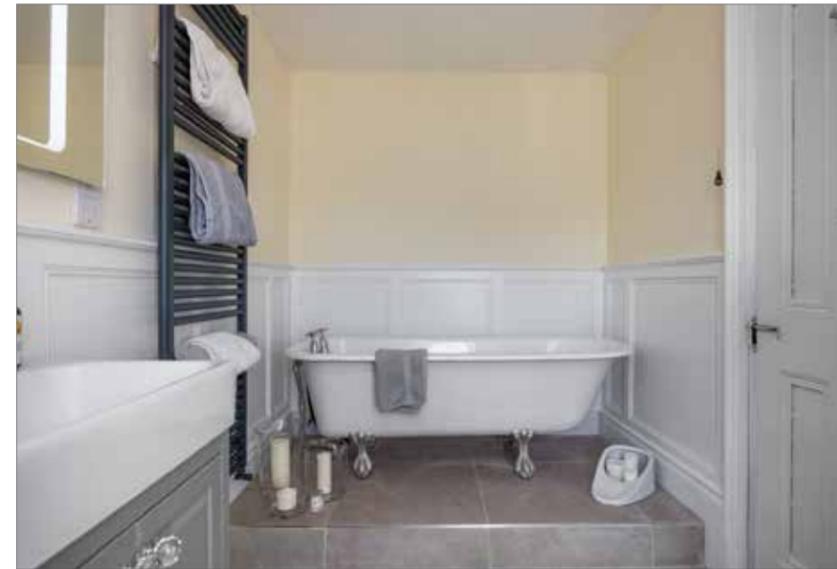


**CONSERVATORY DINING /
KITCHEN AREA:**
12' 4" x 11' 7" (3.76m x 3.53m)

French double doors to rear. Open to kitchen with reconstituted stone work tops. Recess for range cooker with extractor hood over. Recess for fridge/freezer. Stainless steel single drainer sink unit with mixer tap. Dishwasher.



PANTRY:
7' 10" x 4' 0" (2.39m x 1.22m)



FIRST FLOOR

BATHROOM:

White suite comprising cast iron roll top bath with ball and claw feet and telephone shower fitment. Pedestal wash hand basin. Fully tiled walls.



SEPARATE WC:

High flush WC. Wash hand basin with mixer tap.



BEDROOM (1):

13' 4" x 12' 0" (4.06m x 3.66m)

Cast iron fireplace.



BEDROOM (2):
12' 0" x 11' 7" (3.66m x 3.53m)

Corniced ceiling. Cast iron fireplace.
Built-in wardrobes.

BEDROOM (3):
11' 1" x 11' 0" (3.38m x 3.35m)

Cast iron fireplace.



BEDROOM (4):
12' 0" x 7' 6" (3.66m x 2.29m)

Cast iron fireplace.

LARGE ATTIC:

Floored.



OUTSIDE

Large paved patio. Small paddock area included.

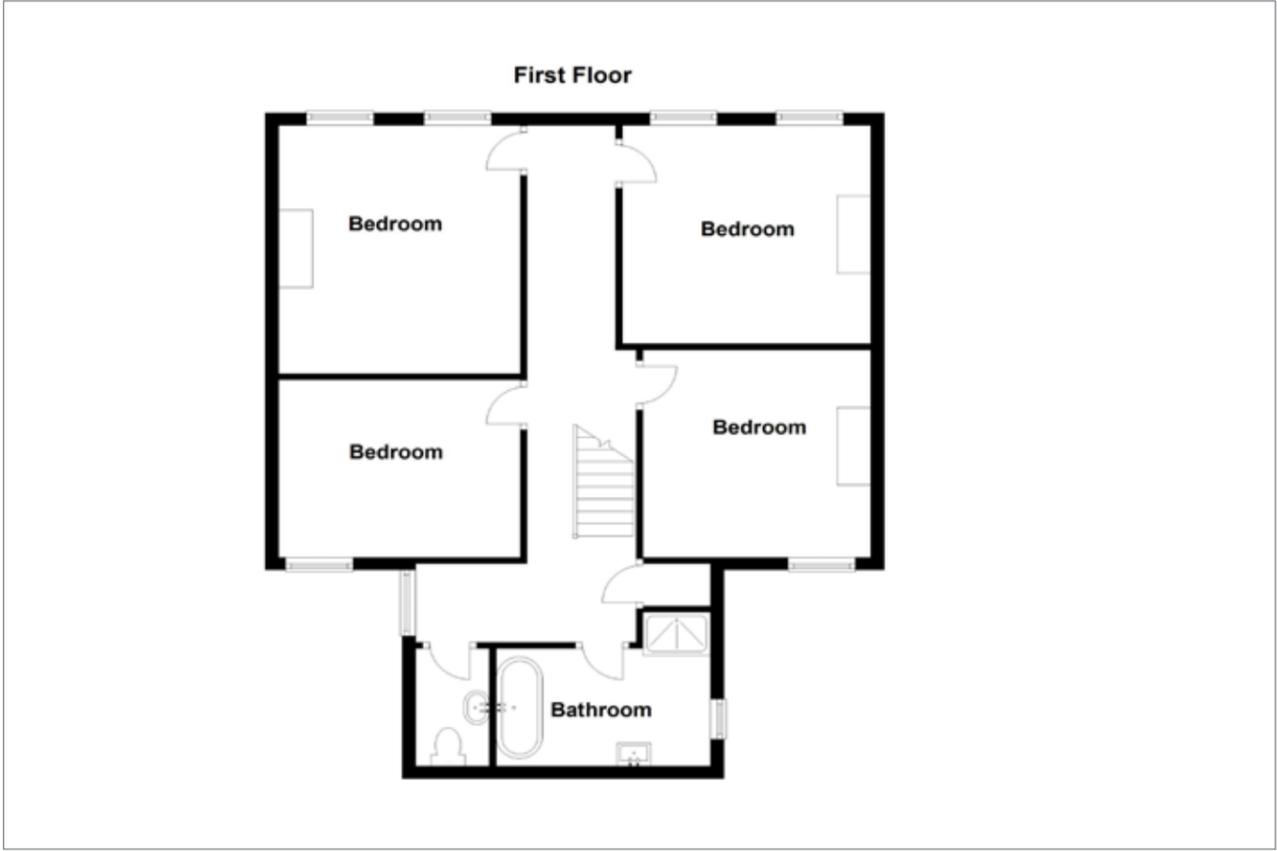
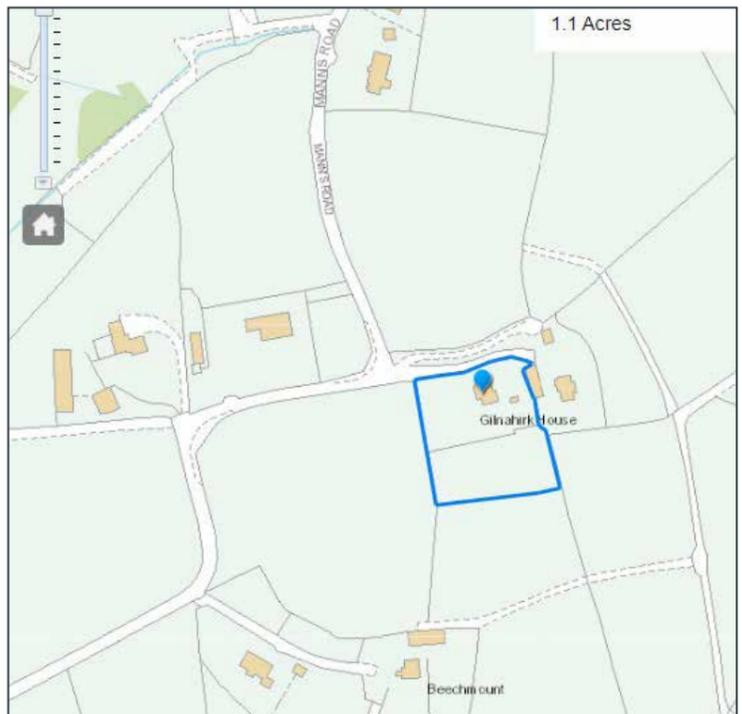
DOUBLE GARAGE:
22' 3" x 21' 0" (6.78m x 6.4m)

Twin up and over doors. Floor joist above to first floor conversion.

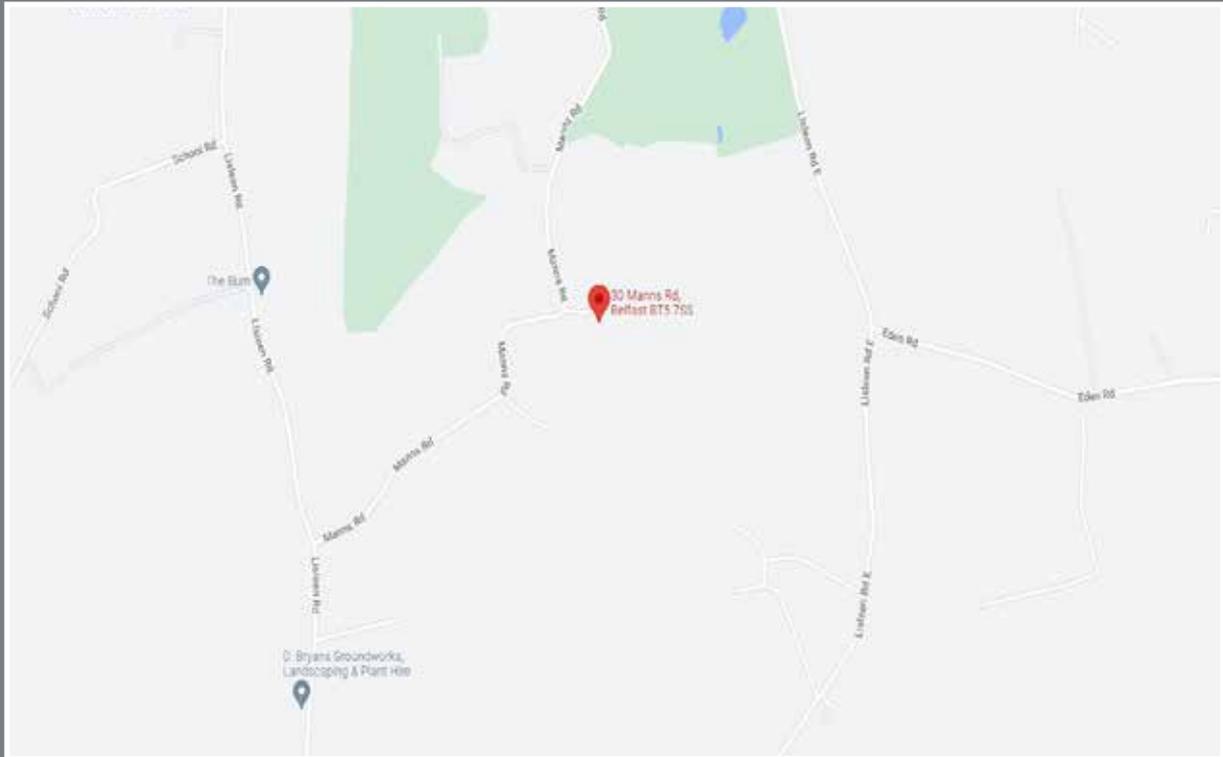
DETACHED WASH ROOM:
13' 0" x 7' 0" (3.96m x 2.13m)

Plumbed for washing machine and tumble dryer.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



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REF: SHJD/B/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	27 F
1-20	G		

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