

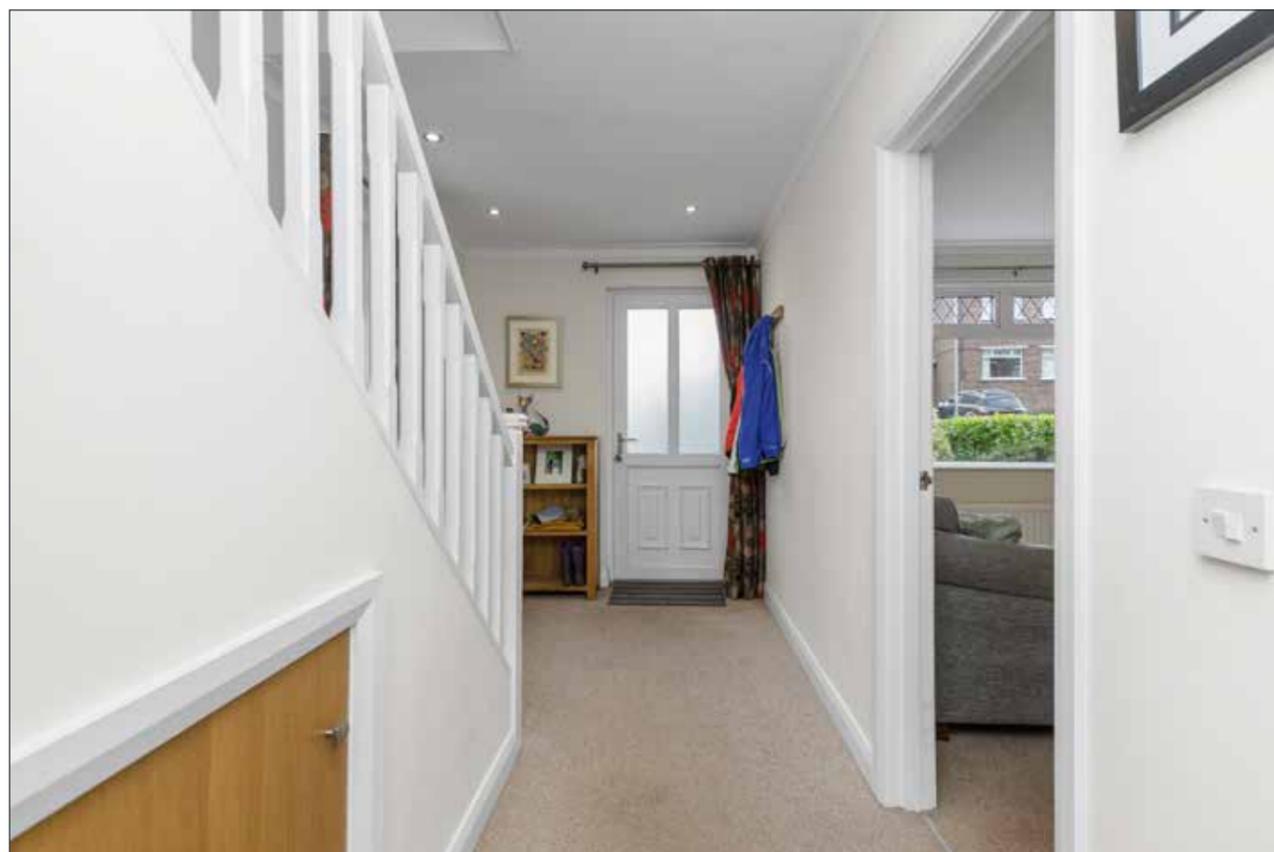
simon**BRIEN**
RESIDENTIAL

13 Gortland Park,
Belfast, BT5 7NU



Asking Price £235,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Deceptively Spacious, Well Extended Semi-Detached House
- Four Bedrooms
- Living Room
- Cloakroom With WC
- Kitchen With A Good Range Of Units Open Plan To:
- Dining Room With Superb Built-In Storage Open To Extended Living Room
- Detached Garage
- Gardens To Front & Rear
- Driveway For 3-4 Cars
- Oil Fired Central Heating
- Double Glazing
- Excellent Location Close To Shops, Bus Routes & Schools

SUMMARY

This deceptively spacious and extended four bedroom semi-detached house is situated in a quiet crescent off Gilnahirk Road, close to a variety of shops, amenities, and schools.

The property offers flexible accommodation which can be utilised to meet individual needs and requirements. There are four good sized bedrooms with a living room, dining room open to modern kitchen, and living room on the ground floor. The property has been well maintained by the current owners. Benefits include, oil fired central heating, double glazing and a detached garage. Externally, the property has generous driveway to the front and side with rear garden in artificial grass and a patio area. The driveway can fit three cars.

Located just off Gilnahirk Road there is a variety of shops within walking distance, excellent transport links to the city and some top class schooling options.



ACCOMMODATION

GROUND FLOOR

LIVING ROOM:

11' 5" x 11' 4" (3.48m x 3.45m)

CLOAKROOM:

Low flush WC. Wash hand basin with mixer taps. Ceramic tiled floor.



DINING ROOM:

11' 0" x 9' 5" (3.35m x 2.87m)

Built-in fully shelved sliderobes.

KITCHEN WITH OPEN PLAN LAYOUT:

10' 0" x 7' 0" (3.05m x 2.13m)

Full range of high and low level units. Stainless steel 1.5 bowl single drainer sink unit with mixer taps. Built-in dishwasher. Partially tiled walls. 4 ring ceramic hob with stainless steel extractor fan over. Double oven. Integrated fridge. Ceramic tiled floor.



LIVING ROOM:

10' 9" x 10' 3" (3.28m x 3.12m)

French double doors to rear.



FIRST FLOOR

BEDROOM (1):

15' 0" x 8' 4" (4.57m x 2.54m) (to wardrobes)

Built-in wardrobes.

BATHROOM:

White suite comprising panelled bath with mixer taps and instant heat electric shower. Pedestal wash hand basin. Low flush WC. Fully tiled walls. Ceramic tiled floor. Chrome towel radiator.

BEDROOM (2):

11' 4" x 10' 5" (3.45m x 3.18m)

BEDROOM (3):

8' 1" x 8' 0" (2.46m x 2.44m)



BEDROOM (4):
10' 0" x 7' 0" (3.05m x 2.13m)

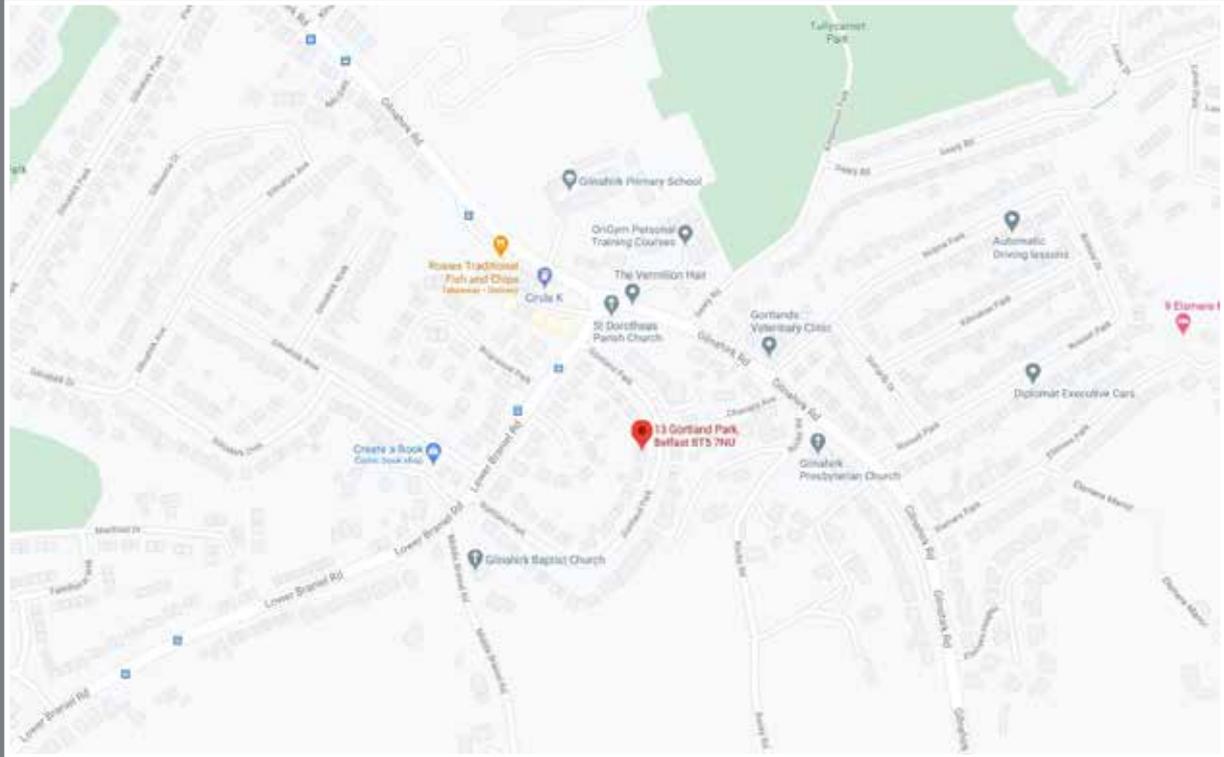
LANDING:
Access to roof space via aluminium ladder.

OUTSIDE
To the rear is a paved patio area and garden with artificial grass enjoying morning and evening sunshine.

DETACHED GARAGE:
18' 4" x 10' 2" (5.59m x 3.1m)



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



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/A/21/SO



EPC REF: 0320-2883-4090-2909-1265

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.