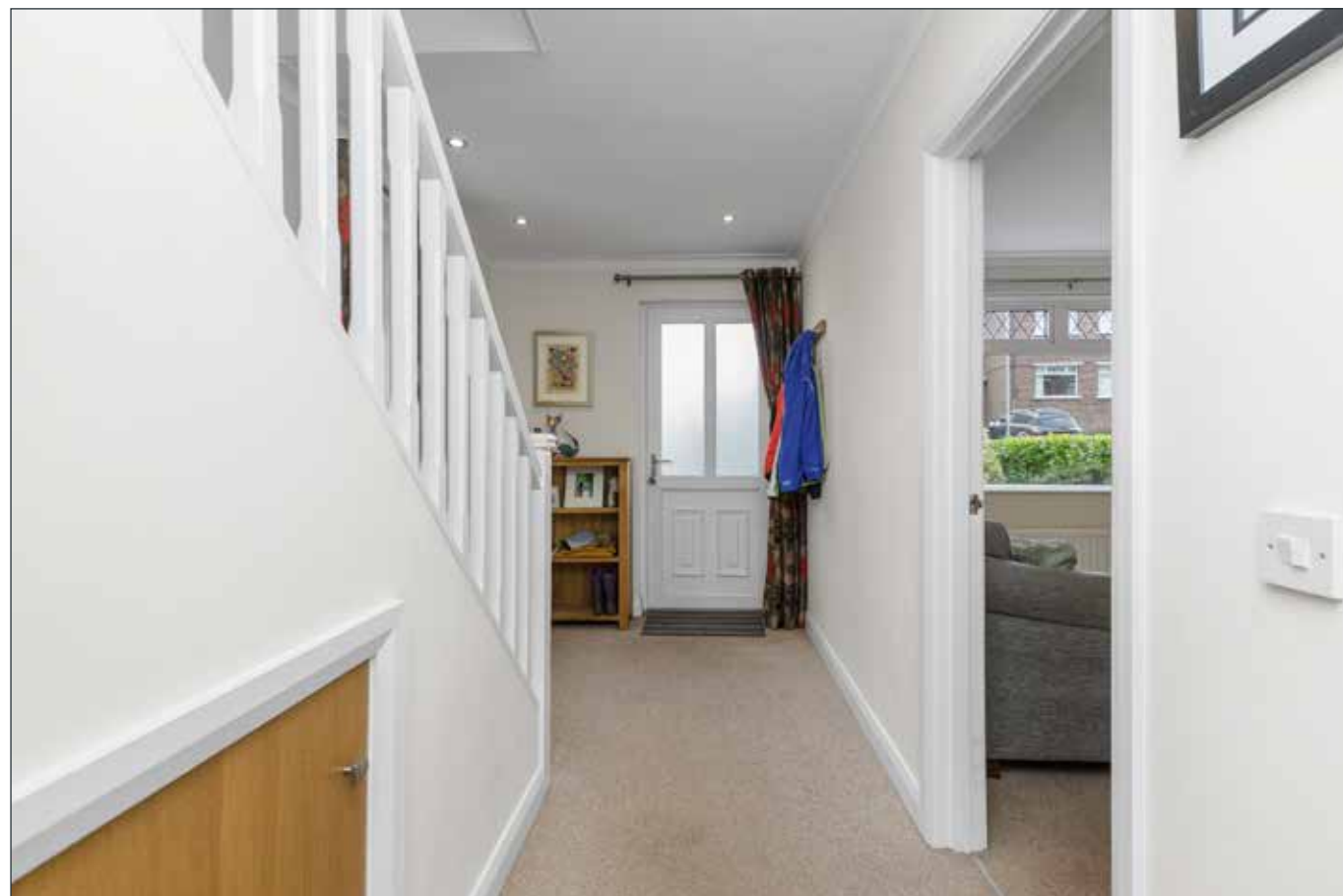


13 Gortland Park,
Belfast, BT5 7NU



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)

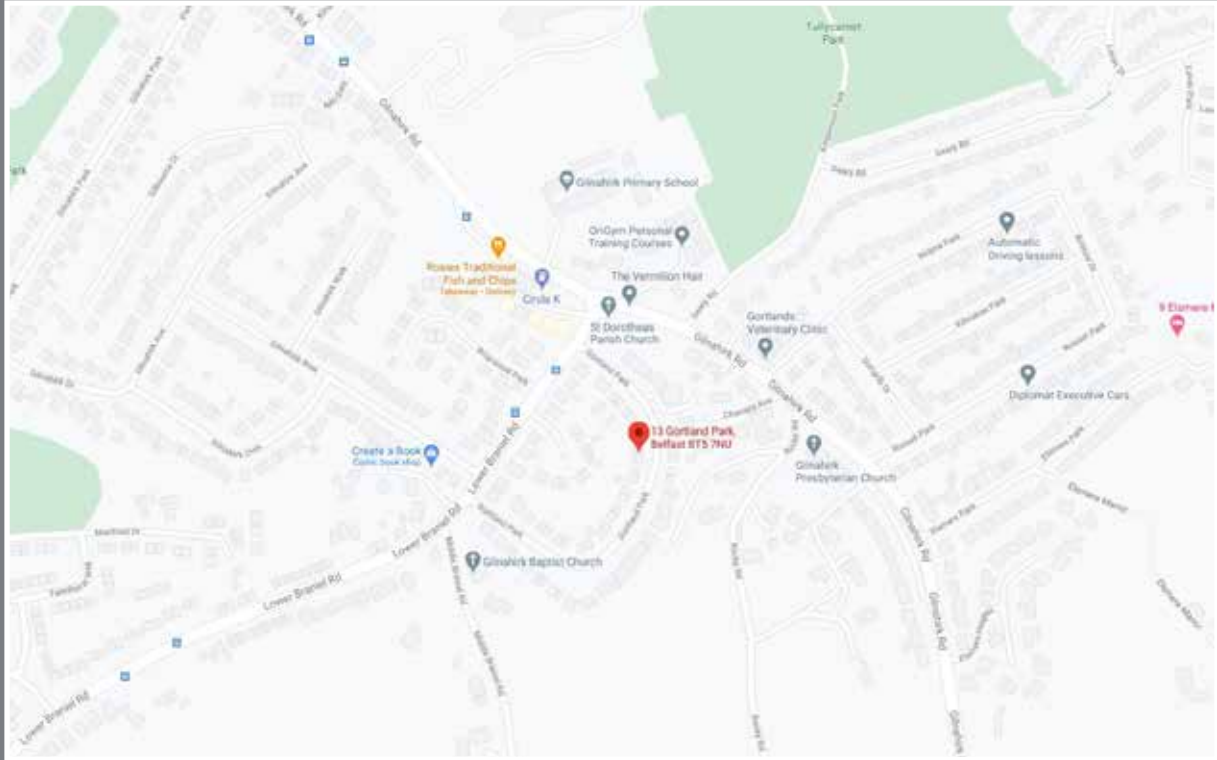
LANDING:
Access to roof space via aluminium ladder.

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



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REF: SHJD/A/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	48 E	
21-38	F		
1-20	G		

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

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