

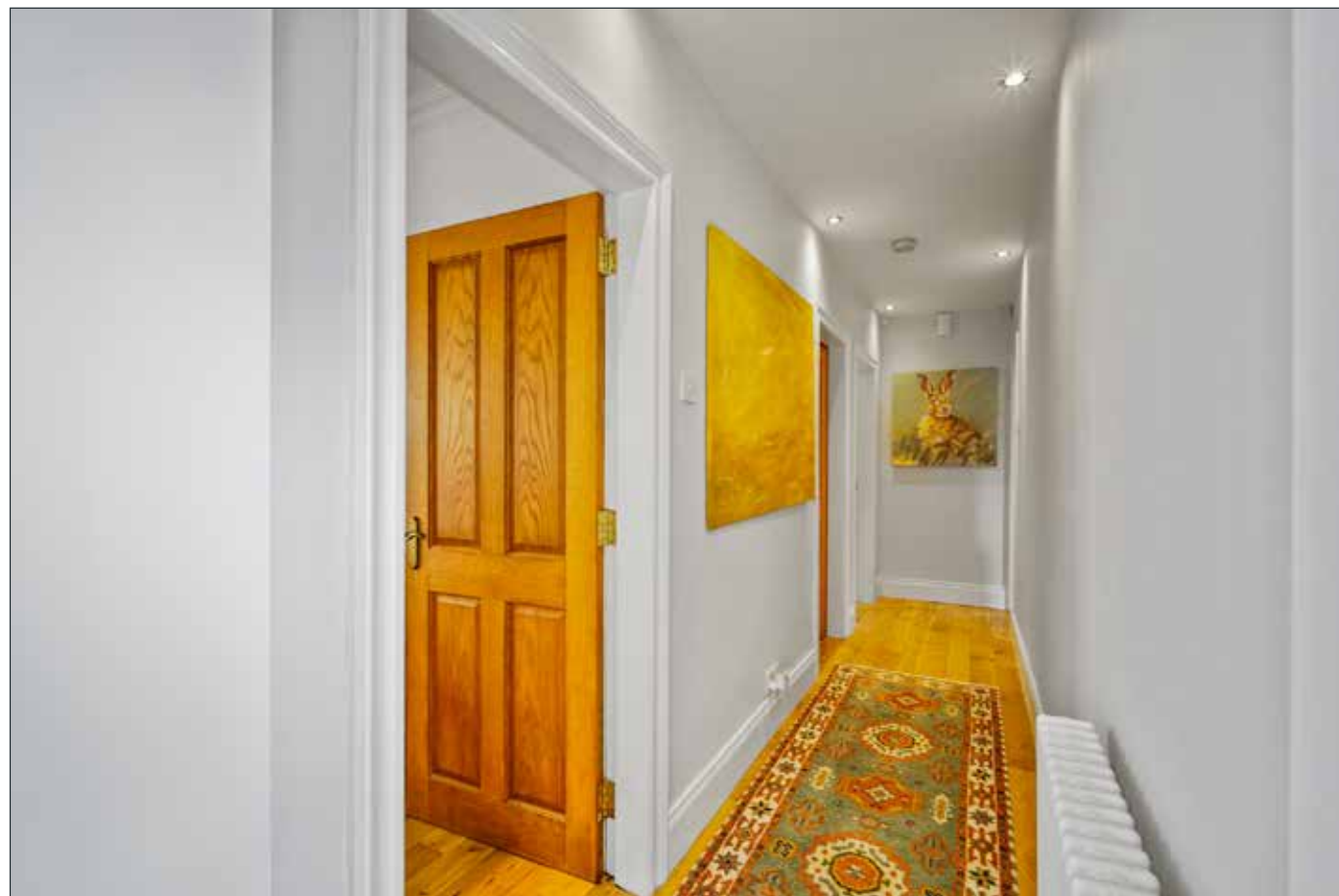
simonBRIEN
RESIDENTIAL

66 Gilnahirk Road,
Belfast, BT5 7DH



Asking Price £325,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Extended Detached Bungalow
- Three Well Proportioned Bedrooms (All With Built-In Storage)
- Formal Living Room
- Modern Fitted Kitchen With Integrated Appliances Open To Dining / Family Area
- Contemporary White Bathroom With Walk In Shower Cubicle & Freestanding Bath
- uPVC Double Glazed Window Frames, Fascia's & Soffits
- Gas Fired Central Heating
- Detached Workshop
- Landscaped Rear Garden With Brick Paved Patio & Garden Room / Office
- Brick Paved Parking Area To Front
- Within Walking Distance Of Public Transport Links, Kings Square Shopping Centre, Primary & Post Primary Schools
- Convenient To Belfast City Centre, Ballyhackamore & The Comber Greenway
- Beautifully Presented Throughout

SUMMARY

This beautifully presented extended detached bungalow is located in Cherryvalley, a very popular residential setting within East Belfast. The property comes to the market and will appeal to a wide range of potential purchasers, from those seeking to downsize, those buying with working from home in mind or those seeking to relocate to this highly convenient area.

The layout comprises an entrance hall, formal living room, a modern fitted kitchen with an excellent range of storage and a central island which leads to a dining area and then to a family area overlooking the gardens. There are three well-proportioned bedrooms (all with built-in storage) and a stunning contemporary white bathroom suite with walk-in shower cubicle and freestanding bath.

Outside, the property has an ample brick paved driveway to the front with a miniature hedging, to the rear is a brick paved patio area which leads to a raised landscaped garden with shrub beds and a garden room - an ideal home office or den.

Located close to shops, public transport links and schools, Belfast City Centre, Ballyhackamore and The Comber Greenway are also within easy reach.

ACCOMMODATION

GROUND FLOOR

Composite front door with double glazed side panels leading to:

ENTRANCE HALL:

Solid wooden floor. Recess spotlights.

LIVING ROOM:

19' 6" x 10' 9" (5.94m x 3.28m)

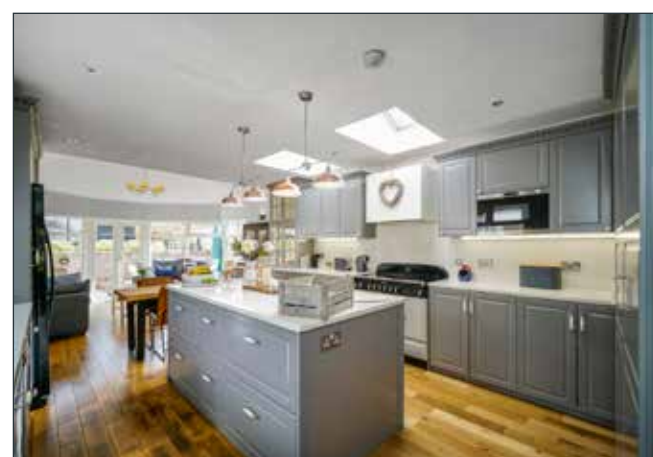
Solid wooden floor. Recess for electric stove. Corniced ceiling. Picture rail.





KITCHEN / DINING / LIVING:
32' 4" x 13' 7" (9.86m x 4.14m)

Excellent range of high and low level units. Single drainer sink unit with mixer taps. Plumbed for washing machine and dishwasher. Recessed for range with extractor canopy over. Central island. 2 x Velux windows. Recess spotlights. Plumbed for American style fridge/freezer. Glazed display cabinets. Solid wooden floor. Open to Living Area with solid wooden floor. Double glazed French doors to rear patio. Vaulted ceiling.





BATHROOM:

Contemporary white suite comprising freestanding bath. Walk-in shower cubicle with thermostatic shower. 2 x chrome heated towel radiators. Push button WC. Vanity unit with mixer taps. Recess spotlights. Fully tiled walls. Ceramic tiled floor.

BEDROOM (1):

14' 1" x 11' 6" (4.29m x 3.51m)

Solid wood floor. Vaulted ceiling. Underfloor heating. Excellent range of built-in wardrobes.

BEDROOM (2):

12' 8" x 9' 8" (3.86m x 2.95m) (max.)

Built-in wardrobe.

BEDROOM (3):

10' 8" x 10' 6" (3.25m x 3.2m)

Solid wooden floor. Built-in storage.

OUTSIDE

To the rear, brick paved patio leading to further landscaped garden in lawn with shrub beds. Outside electric sockets. Timber fencing. To the front, brick paved driveway.

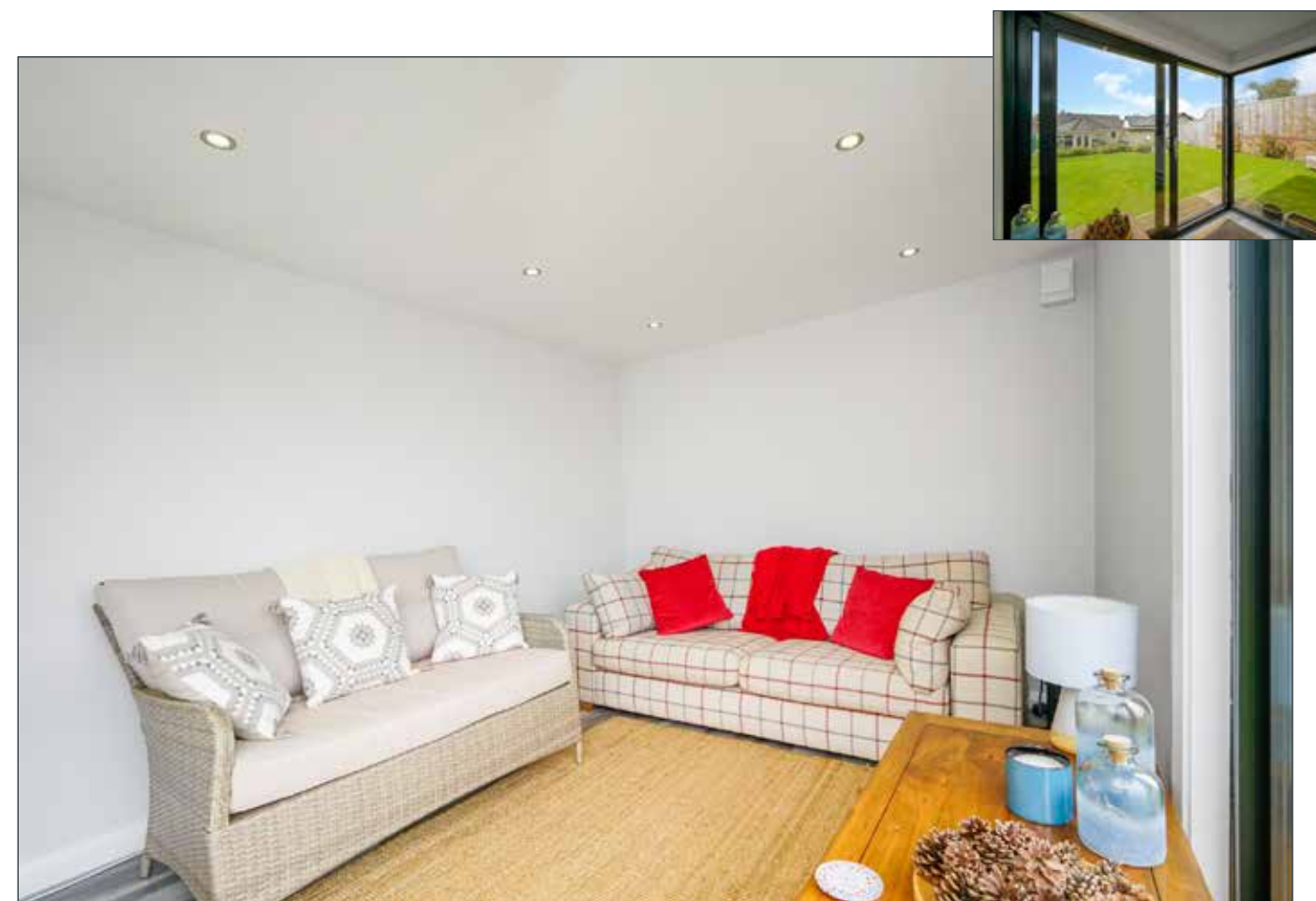
HOME OFFICE:

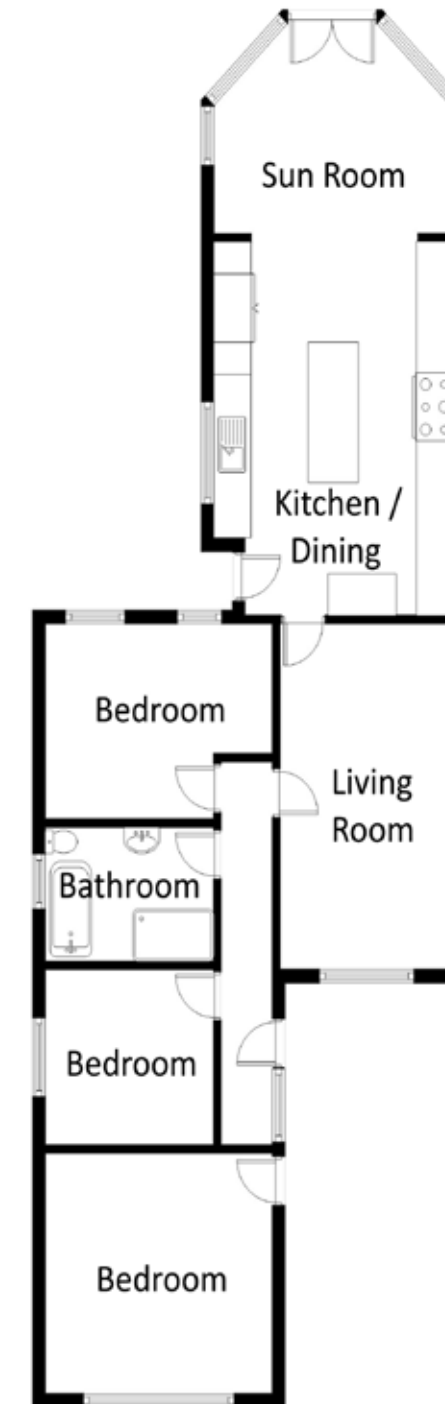
14' 1" x 9' 2" (4.29m x 2.79m)

Power and light. Laminate wooden floor. Sliding doors.

DETACHED WORKSHOP:

17' 10" x 9' 7" (5.44m x 2.92m)

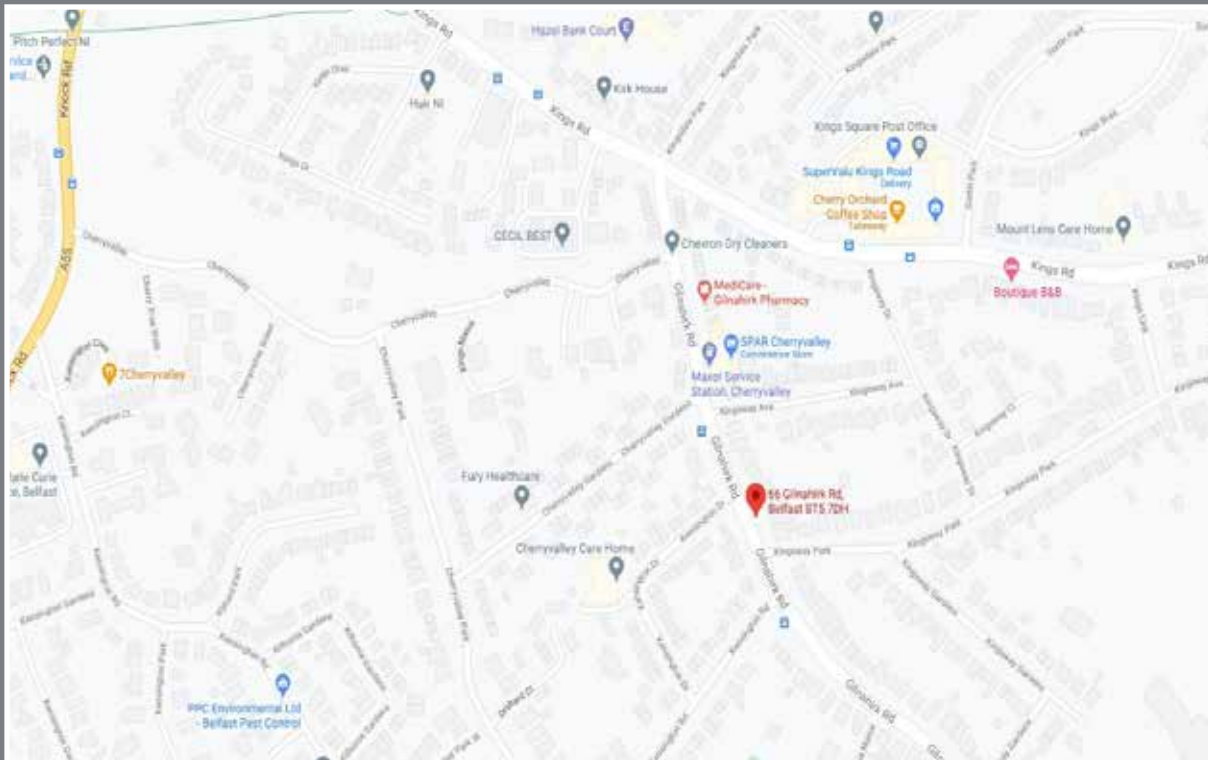




66 Gilnahirk Road, Belfast

Plans for illustrative purposes only

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: JD/C/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0390-2691-1070-2029-7555

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