



300 GILNAHIRK ROAD, BELFAST, BT5 5SJ

- A Spacious Five Bedroom Detached Country Residence Occupying A Private Rural Setting Extending To Approximately 2.1 Acres
- Highly Desirable Location Close To East Belfast And Within Easy Commuting Distance Of Excellent Schools, Shops And City Centre
- Drawing Room With Original Mahogany And Cast Iron Fireplace
- Large Sun Room Overlooking Front Gardens / Dining Room
- Separate Study/Home Office Or Optional Fifth Bedroom
- Spacious Kitchen And Dining Area
- Cloakroom With Low Flush Suite

PRICE: OFFERS IN THE REGION OF £455,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E42

REF:RM110121HG

- Optional Four Or Five Spacious Bedrooms
- Master Bedroom With Shower Room En Suite And Large Built-in Robe
- Spacious Bathroom With Corner Spa Bath And Large Shower Cubicle
- Mature Gardens And Grounds Extending To Approximately 2.1 Acres
- Detached Garage Block With Double Garage, Spacious Utility Store And Outside WC
- Oil Fired Central Heating System And PVC Double Glazing

The sale of 300 Gilnahirk Road is without doubt a superb opportunity to acquire a spacious family home occupying the perfect setting and only a short commute to many local amenities and Belfast city centre. This superb property will be of wide appeal to any family looking for country living and city convenience, early viewing is highly recommended.

ACCOMMODATION: Measurements are approximate

SUNROOM: 4.05m (13'3") x 3.98m (13'1")

Pleasant outlook over front garden. Double glazed patio doors. Semi solid oak floor and pine ceiling with recessed spotlights. Double doors leading to dining room.

DINING ROOM: 3.33m (10'11") x 3.01m (9'11")

Pine floor. Plaster cornice.

DRAWING ROOM: 5.90m (19'4") x 3.33m (10'11")

Cast iron and tiled fireplace with slate tiled hearth. Original mahogany fire surround with mirror over mantle and full height fluted pillars to support top shelf. Plaster cornice.

HALLWAY:

CLOAKROOM:

Low flush suite. Close couple low flush wc. Wash hand basin.

STUDY/BEDROOM (5): 3.33m (10'11") x 2.73m (8'11")

Measurements to include range of built in robes and units. Laminated timber floor.

SPACIOUS KITCHEN/DINING AREA:

5.44m (17'10") x 4.25m (13'11")

Range of built in units. Granite worksurfaces. Bowl and a half single drainer sink unit with mixer tap. Part tiled walls. Under unit lighting. Recessed spotlights. Tiled floor. Integrated dishwasher.



FIRST FLOOR:

BEDROOM (1): 3.85m (12'8") x 3.70m (12'2")

Measurements taken to widest points. Large built in robe.

SHOWER ROOM EN SUITE: Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin. Mono style mixer tap. Close couple low flush wc. Tiled floor. Tiled walls. Heated towel rail.

BEDROOM (2): 5.44m (17'10") x 2.71m (8'11")

BEDROOM (3): 3.38m (11'1") x 3.33m (10'11")

Measurement to include built in robes and units. Pine floor.

BEDROOM (4): 3.37m (11'1") x 3.10m (10'2")

SPACIOUS BATHROOM: Corner spa bath. Mixer tap. Large shower cubicle with thermostatic shower. Pedestal wash hand basin. Mixer tap. Close couple low flush wc. Heated towel rail. Tiled floor with electric under floor heating.

OUTSIDE:

Extensive gardens and lands extending to approximately 2.1 acres. Gardens laid in lawns with mature trees and shrubs. Concrete driveway.

DETACHED DOUBLE GARAGE BLOCK:

6.70m (22'0") x 5.98m (19'7")

Oil fired boiler and two roller shutter doors. Light and power.

ADJOINING UTILITY STORE: 6.70m (22'0") x 2.63m (8'8")

Double drainer stainless steel sink unit. Light and power. Separate wc.

TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: for period 2020 to 2021 £1431.59, we recommend the purchaser verifies this amount.

DIRECTIONS: From Kings Road turn into Gilnahirk Road, number 300 is 1.6 miles on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

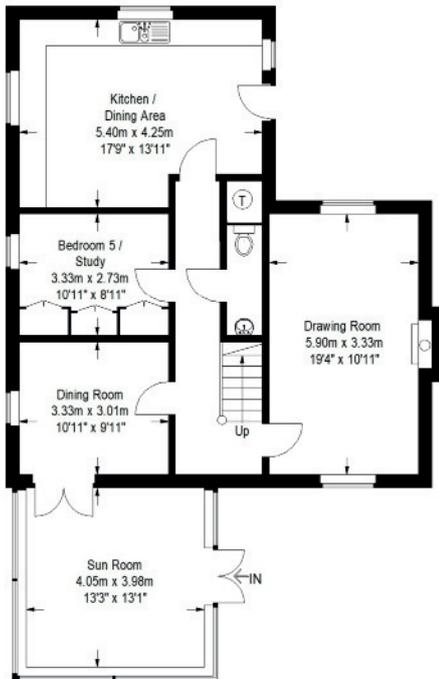




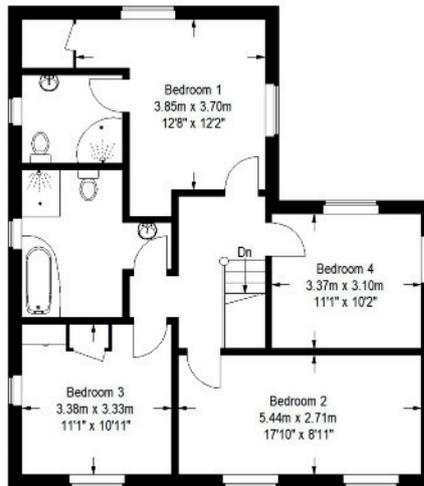
RED BOUNDARY MARKING IS APPROXIMATE AND FOR GUIDANCE ONLY

300 Gilnahirk Road, Belfast

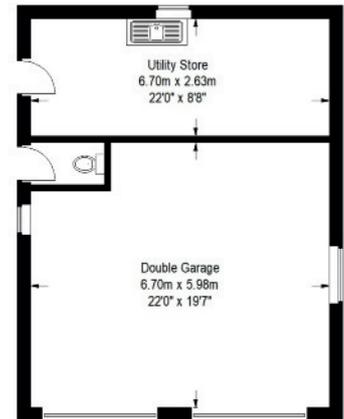
Approximate Gross Internal Area
Ground Floor = 94.9 sq m / 1021 sq ft
First Floor = 76.8 sq m / 827 sq ft
Outbuilding (Including Double Garage) = 59.3 sq m / 638 sq ft
Total = 231 sq m / 2486 sq ft



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	47 E
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale.
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