



This semi detached home is located in the heart of Gilnahirk in East Belfast, convenient to local schools and shops. Although in need of some modernisation, the property has been well maintained over the years.

The deceptively spacious accommodation comprises of two reception rooms and kitchen, with three well proportioned bedrooms and a shower room on the first floor. The property also benefits from oil fired central heating and double glazing.

Externally the property enjoys off street parking leading to garage and delightful private and enclosed rear garden in lawn with mature flower beds and trees.

This is the perfect opportunity for someone wishing to put their own stamp on their future home.

Offers Over  
£247,500

4 Kingsland Park,  
BELFAST,  
BT5 7FB

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Charming semi detached home in heart of Gilnahirk
- Price allowing for some modernisation
- Two well proportioned reception rooms
- Fitted kitchen with access to side
- Three bedrooms with built in furniture
- Shower room with white suite
- Oil fired central heating/uPVC Double Glazing
- Driveway parking leading to detached garage
- Private and enclosed rear garden in lawn with mature shrubs
- Popular, convenient location close to shops and schools

The Property Comprises:

## Ground Floor

ENCLOSED ENTRANCE PORCH: Covered porch area to glazed upvc front door.

ENTRANCE HALL: Tiled floor, cornice ceiling.

DINING ROOM: 13' 8" x 10' 7" (4.17m x 3.23m)  
Cornice ceiling.

LIVING ROOM: 11' 9" x 15' 5" (3.58m x 4.7m) Part wood panelled walls.

KITCHEN 10' 2" x 8' 3" (3.1m x 2.51m) Fully fitted kitchen with range of high and low level units, alcove for cooker, extractor hood, stainless steel 1.5 basin sink unit, integrated dishwasher, (not tested), fridge/freezer, part tiled walls, tiled floor, casual dining area, uPVC door to side.



## First Floor

LANDING: Access to floored roofspace via slingsby ladder, shelved hotpress.

BEDROOM (1): 13' 8" x 10' 7" (4.17m x 3.23m) Built in drawers, desk and cupboards.



BEDROOM (2): 12' 3" x 10' 7" (3.73m x 3.23m) Built in drawers, desk and cupboards.



BEDROOM (3): 10' 11" x 9' 8" (3.33m x 2.95m) Built in drawers, desk and cupboards.

SHOWER ROOM: White suite comprising shower cubicle, wash hand basin, low flush WC, tiled floor, fully tiled walls, built in shelving, chrome heated towel rail.



## Outside

FRONT Paved driveway parking for several cars leading to...

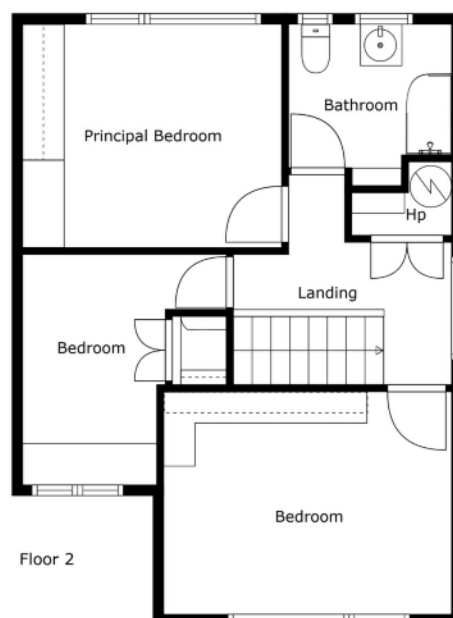
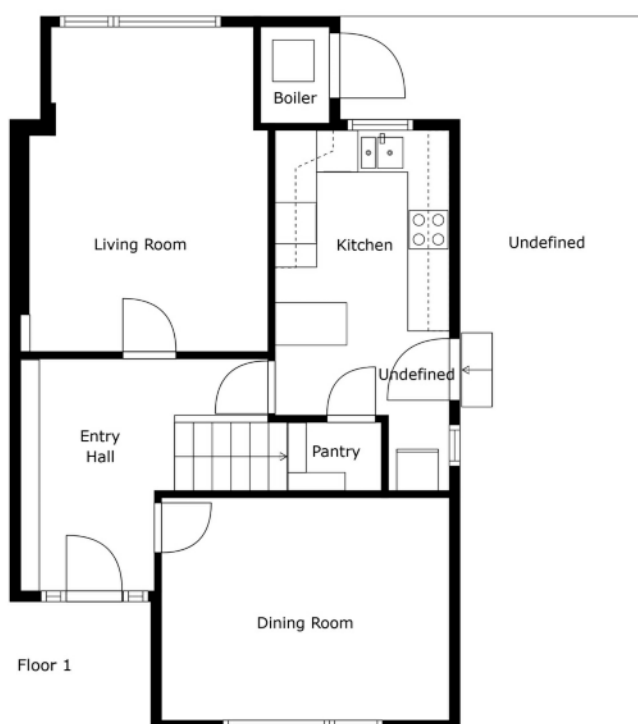
GARAGE: Up and over door, light and power.

REAR Private enclosed garden in lawn with patio seating area and mature shrubs, oil boiler house, upvc oil tank.



## Location:

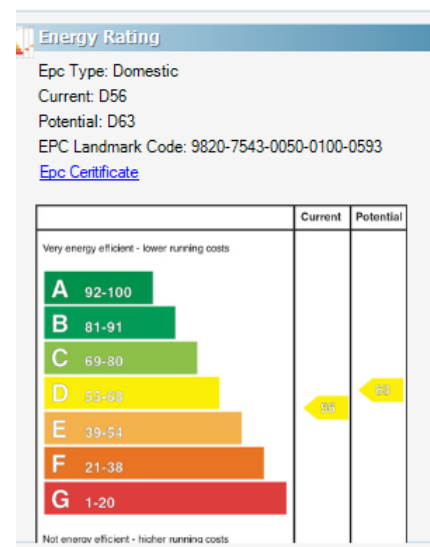
From the Gilnahirk Road, turn onto Kingsway Park. Kingsland Park is on the right.



Sizes And Dimensions Are Approximate. Actual May Vary.

Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)



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