



This charming detached villa is located in a quiet residential location in Gilnahirk, an area of consistently high demand. Shops, transport links and leading primary and secondary schools are within close proximity, adding appeal for growing families. Number 212a has the warmth and character of a fantastic family home with plentiful accommodation for all.

Finished to a high standard with contemporary walnut and cream Shaker style fitted kitchen units, white bathroom suite and ensuite, this is an excellent four bedroom family home in a prime location.

The spacious kitchen has open plan dining and family areas making it an ideal focal point for modern living, with the added advantage of a beautiful view to the rear.

The garden is ideal for sunnier days, where both children and adults alike can enjoy both space and privacy.

**Offers Over
£299,950**

212a Lower Braniel
Road,
Gilnahirk, Belfast,
BT5 7NH

Viewing by
appointment with
& through agent
028 9065 0000



- Superb, Detached Villa on Generous Site
- Built Circa 2010
- Excellent Location, Set Back from Main Road
- Four Bedrooms, Master with Ensuite Shower Room
- Living Room with Wood Burning Stove
- Large Modern Kitchen, Casual Dining & Sitting Area
- Additional W.C & Cloakroom
- Family Bathroom with White Suite & Separate Shower Cubicle
- Understair Storage/Utility Cupboard
- GFCH / uPVC Oak Effect Double Glazing Throughout
- Tobermore Shannon Paved Driveways
- Large, Private Enclosed Rear Garden with Sunny Aspect
- Close to Local Primary & Secondary Schools
- Excellent Transport Links to Belfast City Centre
- Close to a Range of Amenities Including Forestside Shopping Centre

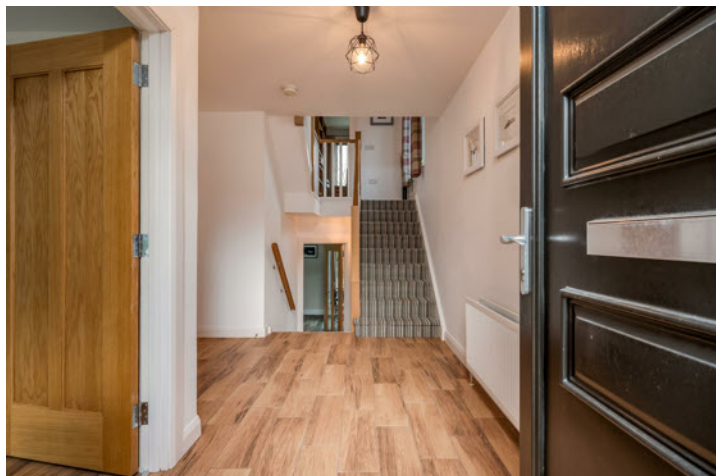
The Property Comprises:

Ground Floor

PVC front door with glazed insets.

ENTRANCE HALL: Tiled flooring. Alarm keypad.

DOWNSTAIRS WC:: Dual flush wc, pedestal wash hand basin with chrome mixer taps. Wood panelled walls. Spotlights. Tiled flooring.



LOUNGE: 16' 10" x 13' 6" (5.120m x 4.106m) (into bay). Wood effect laminate flooring. Spotlights. Solid granite fireplace with marble surround and hearth. Wood burning stove. Stairs to:



KITCHEN/LIVING/DINING ROOM: 19' 0" x 18' 7" (5.803m x 5.676m) Modern range of high and low level units. Laminate work surfaces. Under counter oven, four ring electric hob. Extractor fan with glass canopy. Space for American fridge/freezer. Integrated dishwasher. Housing for gas boiler. Island unit with storage. Splashback, spotlights, tiled flooring.

CASUAL DINING AREA: Potential sitting area. Sliding double doors to rear.



UTILITY CUPBOARD: Tiled flooring. Plumbed for washing machine.

First Floor

LANDING: Access to roofspace.

BEDROOM (2): 10' 8" x 9' 0" (3.253m x 2.749m)



BEDROOM (3): 9' 10" x 9' 4" (3.0000m x 2.845m)



BEDROOM (4): 9' 9" x 6' 7" (2.965m x 2.010m) Currently used as in a study. Stairs to:



MASTER BEDROOM: 16' 7" x 13' 11" (5.055m x 4.231m) Spotlights. Door to:

ENSUITE SHOWER ROOM: White suite comprising dual flush wc, vanity unit with ceramic sink and chrome mixer taps. Shower cubicle with thermostatic shower. Storage cupboard. Heated towel rail. Wall-mounted mirror. Wood effect flooring. Part-tiled walls. Spotlights, skylight.



BATHROOM: White suite comprising dual flush wc, vanity unit with ceramic sink and chrome mixer taps. Panelled bath with chrome mixer taps. Shower cubicle with thermostatic shower. Heated towel rail. Spotlights. Part-tiled walls. Skylight.



Outside

FRONT: Driveway parking to front with surrounding mature shrubbery. Outside light.

REAR GARDEN: Garden laid in lawn with sunny aspect. Additional garden space on lower level. Pebble stoned area, paved pathway. Flowerbeds. Surrounding hedging and mature shrubbery. Outside lights. Outside tap. Large shed with power and light.





Location:

From Kings Road (just before Kings Square), head up the Gilnahirk Road. At the top of the hill, turn right at mini roundabout onto Lower Braniel Road. Properties are on right hand side & 212A is the middle of the three houses.

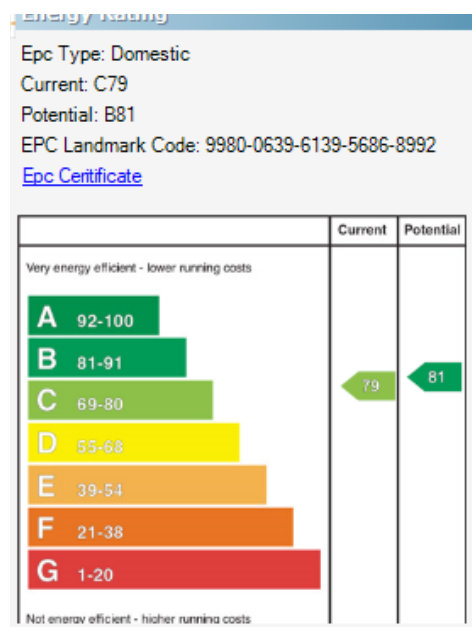
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