



Nestling in the heart of the Castlereagh Hills yet only a few minutes' drive to excellent local amenities in Gilnahirk, Gilly Court Manor is a unique development of modern homes set in one and a half acres of landscaped gardens.

Located to the front, this single story 'bungalow style' apartment has its own front door adjacent to two allocated car parking spaces.

Built on the site of the former Gilnahirk MOD Radio Station in the picturesque townland of Ballyhanwood, much of the original aesthetics have been retained. Constructed in 2013 to an exacting standard, there is an appealing emphasis on quality and security.

Ideal for those looking to downsize or professionals wanting a "lock-up and leave" home or investors alike looking for a high end investment property, this delightful property will attract broad appeal.

Early inspection is therefore strongly recommended.

Offers Over
£190,000

7 Gilly Court Manor,
309 Gilnahirk Road,
Belfast, BT5 7SL

Viewing by
appointment with
& through agent
028 9065 0000

- Superb, Ground Floor Apartment in Secluded Gated Development
- c 958 Square Footage / Own Front Door
- Fabulous Picturesque Location in Gilnahirk Hills
- Two Double Bedrooms, both with Built-in Wardrobes
- Modern High Spec Kitchen with Excellent Integrated Appliances, Open to:
- Living/Dining Areas with Double Doors to Communal Garden
- Family Bathroom with Separate Shower Cubicle
- Natural Oak Interior Doors Throughout
- GFCH / uPVC Triple Glazing Throughout
- Secure Electric Gates / Two Allocated Parking Spaces
- Intercom System / Alarm System
- Landscaped Communal Gardens & Own Patio Area
- NHBC Warranty (until 2023)
- Quiet yet Convenient Semi-Rural Location
- Minutes Drive to Shops at Gilnahirk & Kings Square



The Property Comprises:

Ground Floor

ENTRANCE HALL: Cornice ceiling. Part granite tiled floor leading to carpet. Low voltage spotlights. Storage cupboard with air recycling unit and shelving. Sun tunnels. Alarm keypad system.

LIVING/DINING/KITCHEN: 24' 1" x 17' 1" (7.34m x 5.21m) Cornice ceiling, tiled area for dining and in kitchen. Carpeted living area. Intercom phone for gate access. Low voltage spotlighting. Glazed double doors to rear courtyard and private patio area. Modern range of high and low level units, solid granite work surfaces.

Underhung single drainer sink unit with chrome mixer tap. Integrated appliances including four ring gas hob with extractor fan over, double oven, fridge/freezer, microwave, dishwasher, washer drier. Undercounter lighting. Splashback. Housing for gas boiler.



BEDROOM (1): 13' 5" x 12' 10" (4.09m x 3.91m)

Low voltage spotlights. Large built-in wardrobe. Wall tv point.

BEDROOM (2): 11' 7" x 9' 9" (3.53m x 2.97m)

Excellent range of built-in furniture including robes, drawers and cupboards. Low voltage spotlights.

BATHROOM: 12' 10" x 7' 10" (3.91m x 2.39m)

Luxury white suite comprising dual flush wc, floating wash hand basin with chrome mixer tap. Wall-mounted light up mirror. Panelled bath tub with chrome mixer taps. Glazed shower cubicle with thermostatic chrome shower. Chrome heated towel rail. Part-tiled walls. Fully tiled floor. Low voltage spotlights.

Outside

Electric gates to front with access to properties and car parking. Two allocated spaces facing front door. Guest parking.

Landscaped gardens (maintained by management company) with excellent degree of maturity.

Variety of plants, trees and shrubs amongst lawns.

Low voltage security lighting and fencing. Outside tap (for car washing etc). Enclosed bin storage area.

MANAGEMENT COMPANY: Gilly Court Manor Ltd (currently managed by Charles White Ltd), 143 Royal Avenue, Belfast, BT1 1FH Tel: 028 9560 9995.

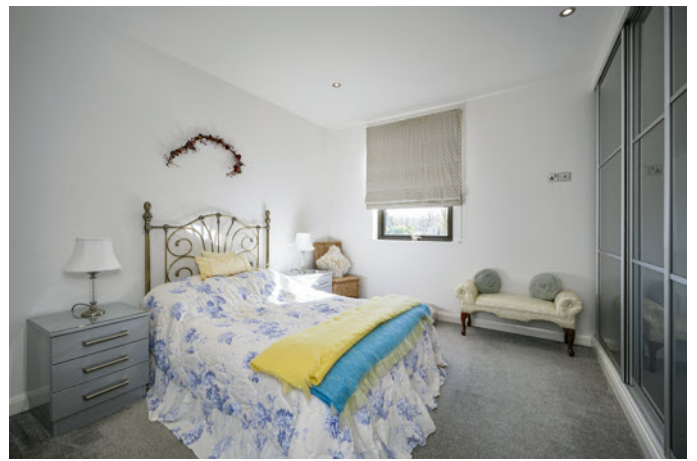
MANAGEMENT FEE:

Budget for 2019 £1050.

Budget for 2020: ???

Budget for 2021 TBC

This includes servicing and testing sewage treatment plant, block insurance for development, general repairs, communal electricity charges, grass cutting and Charles White management fee.



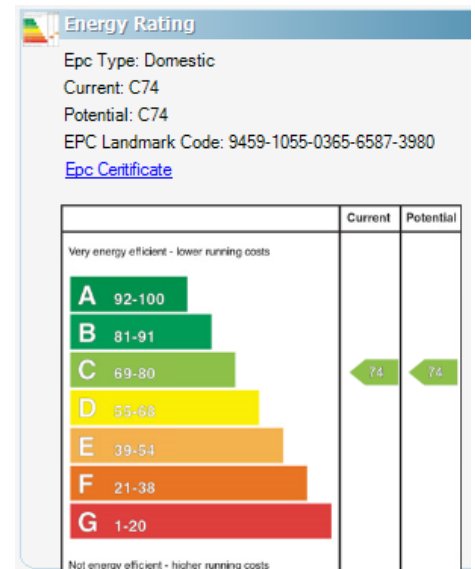
Location:

Set in the heart of the Castlereagh Hills, yet only a few minutes by car from all the excellent amenities of Gilnahirk, including 3 golf courses at Knock, Shandon and Castlereagh Hills, Hillmount Garden Centre, David Lloyd Leisure Complex, the Omniplex and Restaurants at Eastpoint and a vast array of activities in the Castlereagh Area.



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

www.templetonrobinson.com



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