



Enjoying a generous site in a quiet street just off the Gilnahirk Road, this attractive semi-detached villa would be ideal for a range of purchasers including first-time buyers and families alike.

Well-proportioned throughout, as soon as you enter the large reception hall with its solid wooden flooring, you get a feel for the warmth and character this home exudes.

Externally this is complemented by a garage, parking and a superb, private rear garden with private access to Gilnahirk Park.

A short stroll to Kings Square and shops on Gilnahirk Road, Belmont and Ballyhackamore are also within easy reach.

Internal inspection is highly recommended.

Offers Around
£249,950

11 Gilnahirk Park,
BELFAST,
BT5 7DX

Viewing by
appointment with
& through agent
028 9065 0000

- Bay-Fronted, Semi Detached in Popular Residential Location
- Three Bedrooms on First Floor
- Living Room with Feature Fireplace
- Separate Dining Room
- Kitchen with Access to Rear
- Converted Attic Space
- Enclosed Rear Garden with Sunny Aspect & Private access to Gilnahirk Park
- Detached Garage with Power + Light
- Driveway Parking
- OFCH / Double Glazing
- Transport Links to Belfast City Centre
- Excellent Local Amenities, Schools & Parks

The Property Comprises:

Ground Floor

Wooden front door to:

ENTRANCE HALL: Wooden parquet flooring



LIVING ROOM: 13' 10" x 11' 2" (4.21m x 3.40m) Feature fireplace with open fire, wooden surround and tiled hearth. Cornice ceiling.



DINING ROOM: 10' 10" x 10' 11" (3.29m x 3.32m) Cornice ceiling. Wooden parquet flooring.



Telephone 028 9065 0000
www.templetonrobinson.com

KITCHEN: 17' 4" x 6' 10" (5.29m x 2.09m) Range of high and low level units, wooden worksurface. One and a half stainless steel sink unit with chrome mixer tap. Space for fridge freezer. Dual fuel Range cooker with five rig hob. Extractor. Plumbed for washing machine. Splashback. uPVC door to rear.



First Floor

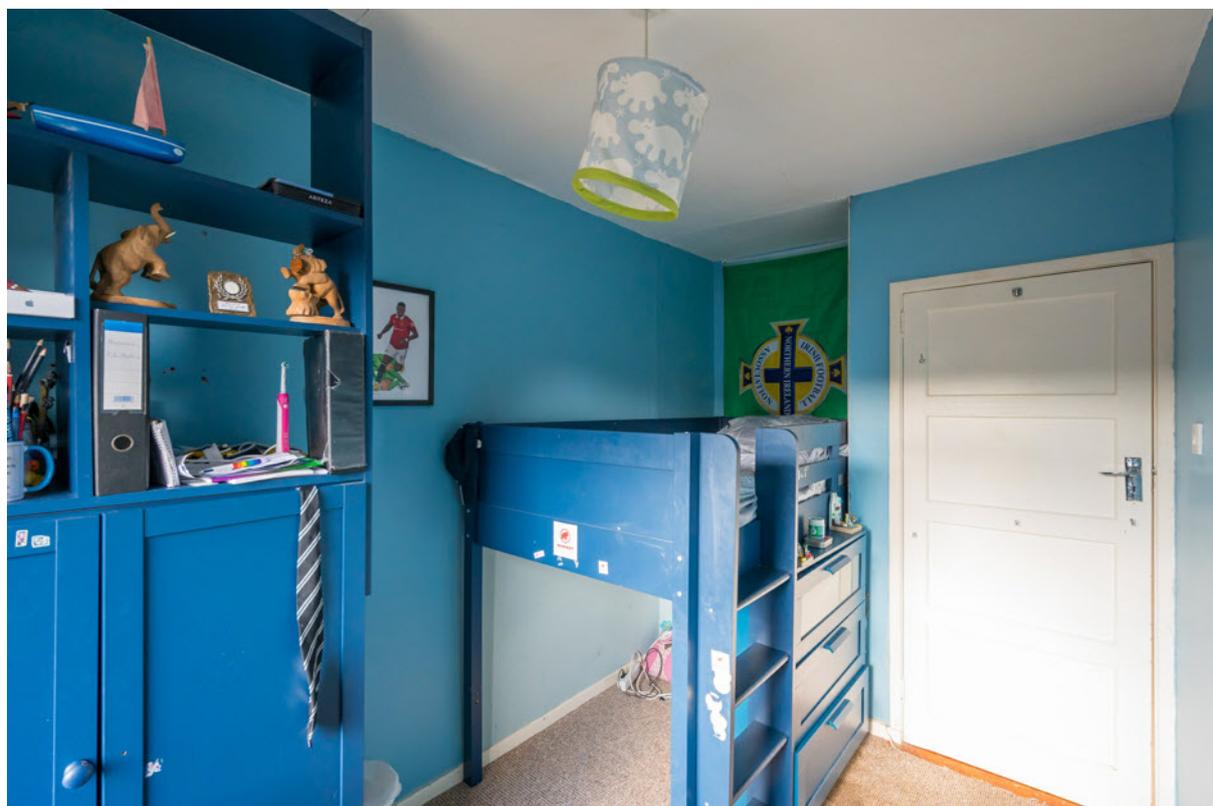
BEDROOM (1): 13' 10" x 10' 12" (4.22m x 3.34m) (into bay) Cornice ceiling.



BEDROOM (2): 10' 9" x 10' 12" (3.28m x 3.34m) Cornice ceiling.



BEDROOM (3): 12' 2" x 7' 1" (3.71m x 2.16m) Cornice ceiling.



BATHROOM: White suite comprising: pedestal wash hand basin with chrome mixer tap. Panelled bath with chrome mixer tap and shower. Hotpress cupboard.

SEPARATE WC: Low flush WC.



.LANDING: Slingsby ladder to converted attic space (ideal for workspace).



Outside

GARAGE: Up and over door. Power and light.

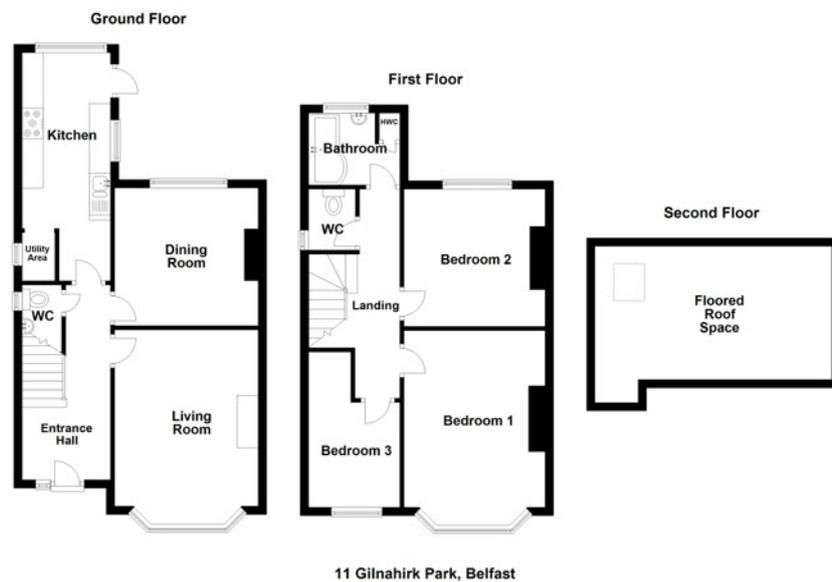
FRONT: Garden laid in lawn with mature shrubbery. Driveway parking.

REAR: Excellent enclosed rear garden laid in lawn, surrounding hedging and fencing. Additional patio area with seating and BBQ area. Private gate to Gilnahirk park. Outside light and tap.



Location:

From Kings Road traffic lights just before Kings Square, head up Gilnahirk Road and Gilnahirk Park is on the right hand side just after Kensington Road.



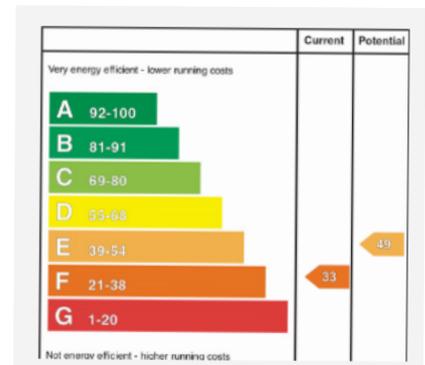
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