



This attractive detached family home is situated in the heart of Gilnahirk, just a short stroll from Gilnahirk Primary School and Saint Patrick's Knock Grammar School. The local amenities of Cherryvalley and Kings Square are nearby, with convenient access to the city centre as well.

The interior has been thoughtfully designed to provide adaptable living space, offering 3–4 bedrooms and a flexible layout with one or two reception rooms. The open-plan kitchen and dining area enhance the home's appeal. With ample parking at the front and easy-care gardens at the rear, this property is ideal for young families and those looking to downsize.

Offers Over
£299,950

196 Gilnahirk Road,
Belfast,
BT5 7QR

Viewing by
appointment
through agent
028 9042 4747

- Cleverly designed detached home in an ever popular location
- Adaptable accommodation
- Two plus reception rooms
- Three bedrooms
- Ground floor bathroom and principal bedroom with ensuite shower room
- Fitted kitchen with open plan to casual dining area
- Utility room

The Property Comprises:

Ground Floor

uPVC double glazed front door.

ENTRANCE HALL:



LOUNGE: 16' 5" x 15' 1" (5m x 4.6m) (into square bay) Fireplace with sleeper mantle, gas fired stove and granite hearth.



MODERN FITTED KITCHEN OPEN PLAN TO LIVING AREA: 19' 8" x 11' 6" (6m x 3.5m) Single drainer stainless steel sink unit with mixer taps and drainer, range of high and low level units, work surfaces, extractor fan, plumbed for washing machine.

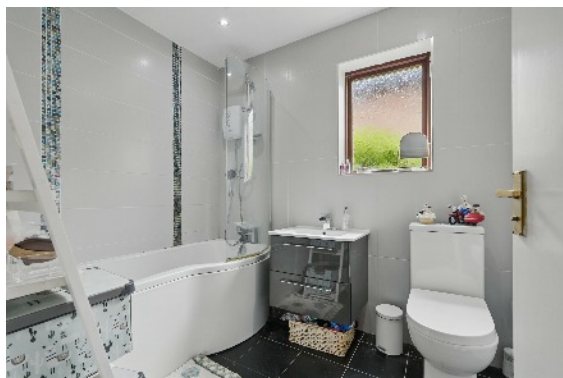


BEDROOM (2): 13' 5" x 9' 2" (4.1m x 2.8m) Double built-in robe, oak wood laminate floor.

BEDROOM (3): 10' 6" x 9' 6" (3.2m x 2.9m) Oak wood laminate floor.



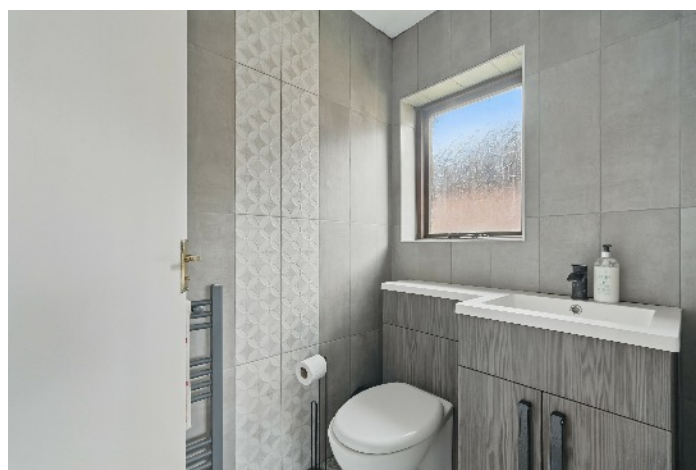
BATHROOM: White bathroom suite comprising space saver panelled bath with mixer taps and telephone hand shower, Triton electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.



UPPER GROUND FLOOR

BEDROOM (1): 12' 6" x 8' 2" (3.8m x 2.5m) Wall to wall range of built-in robes with sliding doors.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with overhead shower and body spray jets, low flush wc, vanity unit with wash hand basin.



BEDROOM (4): 8' 2" x 7' 3" (2.5m x 2.2m) Built-in robe.

LOWER GROUND FLOOR

UTILITY ROOM: 8' 6" x 6' 3" (2.6m x 1.9m) Range of built-in units, plumbed for washing machine.

Cloaks cupboard under stairs.

Service door to garage.

Outside

GARAGE: 19' 4" x 0" (5.9m x 0m) Up and over door, light and power, gas fired boiler.

Tarmac driveway to integral garage, ample additional parking, low maintenance rear gardens with raised decking, mature flowerbeds, garden shed. Outside tap and lights.



Location:

From Kings Road travel up the Gilnahirk Rad, number 19 is on the left hand side past Gortland Vets.

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