

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



27 GILNAHIRK PARK, BELFAST, BT5 7DX

OFFERS AROUND £325,000

This charming, extended, well proportioned semi-detached home is located in this prime residential location which is renowned for its convenience to many leading primary and grammar schools, whilst boasting ease of access to Belfast City Centre for the commuter. Also, within ease of access to Belmont and Ballyhackamore and its range of shops, pubs and restaurants, Stormont Parliament Buildings and the Ulster Hospital.

The property internally offers beautifully modernised, bright, and spacious family accommodation with the ground floor comprising two good sized reception rooms, downstairs toilet and luxury fitted kitchen with a generous range of appliances, vaulted ceiling and large centre island that opens to a family breakfast/dining area plus the added bonus of a large utility room leading to a garage/ storage area. The first floor includes three bedrooms, and a luxury family bathroom with feature free standing bath and separate shower cubicle.

Externally the property boasts a front driveway/parking area and extensive private garden to rear with large patio area. This property has been renovated to a very high standard throughout and an internal inspection is recommended to appreciate fully all it has to offer.



Key Features

- Stunning Red Brick Extended Semi Detached Home In Excellent Area
- Two Reception Rooms, Both With Fireplaces, Plus Dining Area Off Kitchen
- Modern Kitchen Including A Range Of Appliances, With Feature Centre Island
- Gas Fired Central Heating And uPVC Triple Glazed Windows
- Bright And Spacious Hallway With Toilet And Office/Storage Area
- Three Bedrooms and Luxury White Bathroom Suite With Freestanding Bath
- Close To Road And Bus Networks Plus Many Local Shops And Schools
- Large Utility Room, Leading To Excellent Garage/Storage Area



Accommodation Comprises

Reception Hall

Storage under stairs. Laminated strip wood flooring.

Study Area

7'8 x 6'8

Laminated strip wood flooring.

Cloakroom

Low flush WC and wash hand basin. Fully tiled flooring and tiled walls.

Lounge

16'0 x 11'0

(into bay) Gas fire. Window seat with storage. Cornice. Laminated strip wood flooring.

Living Room

10'9 x 10'7

Feature wood burning stove. Fully tiled flooring with underfloor heating. Cornice. Open to:

Kitchen/Dining

22'0 x 20'9

'L' shaped. Excellent range of high and low level units, feature concrete worktops, sink unit with mixer tap, built-in double oven and microwave, 5 ring gas hob, integrated fridge/freezer and dishwasher, Velux windows, recessed spotlighting, large centre island with breakfast bar, under floor heating, part tiled walls, fully tiled flooring. Double doors to patio.

Rear Hall

Storage cupboard and cloak cupboard leading to utility room.

Utility Room

8'0 x 7'8

Range of high and low level units. Fully tiled flooring. Plumbed for washing machine.

Garage/Storage

19'6 x 8'2

Double doors to front. Light and power. Velux window.

First Floor

Bedroom 1

15'3 x 10'9

(into bay)

Bedroom 2

10'9 x 10'7

Bedroom 3

10'3 x 6'7

Built-in robes. Laminated strip wood flooring.

Bathroom

Luxury white bathroom suite with freestanding bath, large shower cubicle, sink unit with storage, recessed spotlighting, fully tiled walls and flooring.

Outside

Attractive private garden to rear. Large patio area and under decking storage with glass bannister.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	76	76
		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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028 9047 1515

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028 2565 7700

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028 9756 1155

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028 9336 5986

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028 4461 4101

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NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

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