

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**85 GILNAHIRK ROAD, BELFAST,  
BT5 7QL**

**OFFERS AROUND £199,950**



An excellent, double story extended semi detached property occupying a corner site, with generous garden and located close to local amenities.

Their accommodation includes entrance hall leading to a large lounge with brick feature fireplace. Extended to the rear to include a generous dining kitchen comprising of a modern range of solid oak units, built-in oven with gas hob, partly tiled walls and spacious dining/breakfast area. Upstairs benefits from three well proportioned bedrooms as a result of the double storey extension. Furthermore, good size family bathroom comprising of modern white suite with walk-in shower cubicle and built-in shower, separate bath, and partly tiled walls. The outside includes front and generous side garden with lawn, and enclosed rear garden with garden shed.

The property benefits from a number of improvements over many years, including a gas boiler, modern PVC double glazed windows, and more recently a new roof to the existing double storey extension, benefiting from a high performance Sikaplan Trocal fully insulated warm roof system, which was installed in November 2024. Situated in a popular residential area close to many schools and easy access to arterial routes.



## Key Features

- Excellent Semi-Detached Property In A Popular Location
- Generous Sized Lounge With Brick Feature Fireplace
- Modern Kitchen With Space For Appliances And Dining Area
- Three Well Proportioned Bedrooms On The First Floor
- Bathroom Suite With Shower Cubicle And Separate Bath
- uPVC Double Glazing And New Gas Boiler Installed In 2022
- Gardens In Lawn To Front And Side And Enclosed Rear Garden
- Convenient Location Close To A Range Of Local Amenities



### Accommodation Comprises:

#### Entrance Hall

#### Lounge

20'5 x 12'4

Brick feature fireplace with tiled hearth, storage cupboard under stairs.

#### Kitchen/ Dining

14'9 x 12'6

Modern range of high and low level solid Oak units, granite effect work surfaces, inset single drainer sink unit with mixer tap, built-in under oven, gas hob, stainless steel extractor fan, plumbed for washing machine, plumbed for dishwasher, part tiled walls, concealed gas fired boiler.

#### First Floor

#### Landing

Hotpress.

#### Bedroom 1

15'7 x 12'0 (at widest point)

#### Bedroom 2

12'7 x 8'4

#### Bedroom 3

9'1 x 8'1

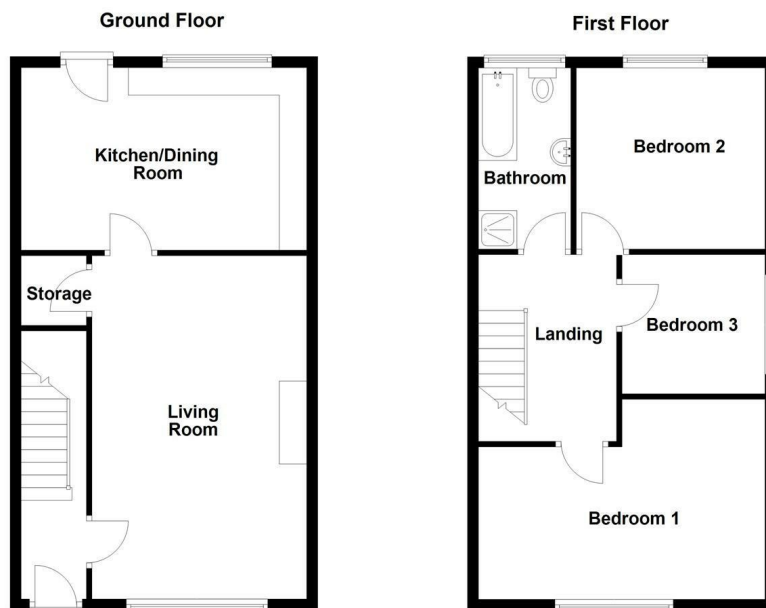
#### Bathroom

Modern white suite comprising corner shower cubicle with built-in shower and sliding shower doors, panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin with mixer tap, mirrored cabinet, low flush w.c., part tiled walls.

#### Outside

Front and side garden with lawn, boundary wall to front, and fence to side. Enclosed rear garden with lawn, garden shed.





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		67	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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.

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