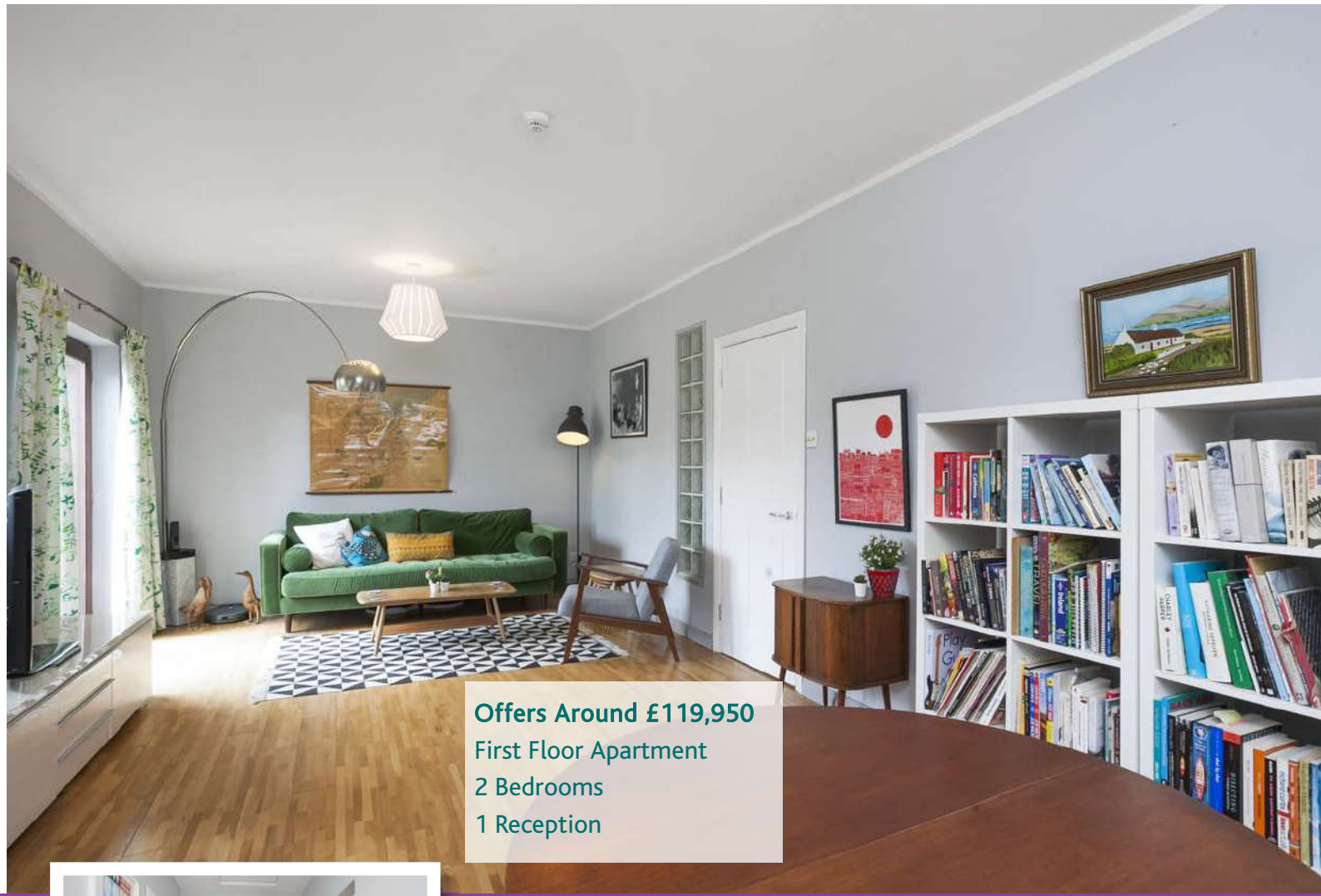


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

117A Gilnahirk Road | Belfast, BT5 7QL
OFFERS AROUND £119,950



Offers Around £119,950
First Floor Apartment
2 Bedrooms
1 Reception

Property Features

- Superb First Floor Apartment
- Beautifully Presented Throughout
- Two Double Bedrooms
- Bright Spacious Lounge with Mature Outlook and Access to Private Balcony
- Separate Modern Fully Fitted Kitchen with Casual Dining Area
- Bathroom with White Suite
- Phoenix Gas Central Heating – Worcester Boiler installed in 2018
- Double Glazing
- Large Balcony Ideal for Barbecue and Outdoor Entertaining with Southerly Aspect
- Offering Ease of Access for the City Commuter
- Close to Local Shops and Schools
- Internal Inspection Essential



Accommodation

Ground Floor

Communal Front Door
Stairs to...

First Floor

Hardwood Front Door
to...

Reception Hall

Living / Dining Room
24'6" x 12'2" at widest
points

Kitchen
12'7" x 7'10"

Bedroom One
13'10" x 10'0" at widest
points

Bedroom Two
9'7" x 9'2"

Bathroom

Roofspace

Timber Decked Balcony

For more information
and photographs
regarding the
accommodation in this
property, please visit:

johnminnis.co.uk



This superb first floor apartment is located in a prime residential location just off the Gilnahirk Road. As one of East Belfast's most desirable areas it is ideally situated close to local shops, schools and Belfast city centre is also easily accessible via both car and bus. Beautifully presented throughout, the accommodation is both bright and spacious and comprises, in brief, excellent large lounge with mature outlook and access to balcony, separate fully fitted kitchen with casual dining area, two good sized bedrooms and a bathroom with white suite.

With broad market appeal to the first time buyer, retired couple or investor alike, demand will undoubtedly be high and thus early viewing is highly recommended to avoid disappointment.



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.
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Directions

Travelling up the Gilnahirk Road, 117A is located at the mini roundabout at the garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		72	72
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

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