



Occupying a generous site, this fantastic extended semi-detached home which has been well maintained by its current owner will appeal to a range of different buyers with its unique accommodation on offer. Conveniently located close to a choice of primary and secondary schools the ideal locality of Gortland Park is only a few minutes' walk to an excellent range of local shops and amenities.

The spacious and adaptable accommodation includes a large lounge, separate dining room and modern kitchen with a conservatory to the rear with double doors to the garden, ideal for entertaining and giving plentiful space for all. There are three good sized bedrooms and bathroom to the first floor.

The garden is ideal for sunnier days with its south facing aspect, where both children and adults alike can enjoy both space and privacy.

ADDITIONAL: With self-contained accommodation on offer with its own disabled access this is sure to appeal to anyone looking for that extra space which could be put to a variety of usages. Currently occupied as an apartment style accommodation, this could also be used as office space. (Building control certificates in place)

**Offers Over
£299,950**

48 Gortland Park,
BELFAST,
BT5 7NU

**Viewing by
appointment with
& through agent
028 9065 0000**

- Superb, Extended Semi-Detached Property with Large Self Contained Annex
- Three Good Sized, First Floor Bedrooms
- Living Room with Sun Tunnel, French Double Doors to:
- Conservatory with Sunny Aspect & Double Doors to Rear
- Spacious Separate Dining Room to Front
- Solid Wooden Ash Kitchen with Sun Tunnel
- Family Bathroom with Contemporary White Suite
- Floored Roofspace with Velux Window + Power
- Generous Site with Low Maintenance South Facing Rear Garden
- GFCH / uPVC Double Glazing Throughout
- Tarmac Off-Street Driveway Parking for Multiple Cars with Galvanized Gates
- Boasting Excellent Convenience, Walking Distance to Local Shops & Amenities
- Leading Local Primary & Secondary Schools within Catchment Area
- 5 Minute Drive to both Ballyhackamore & Belmont Villages
- ATTENTION: Self Contained Accommodation to Side with own Disabled Entrance. Comprising: Shower Room, Kitchen, Bedroom and Living Room. (Relevant Consents in Place) See Description for More Info.
- Excellent transport links to Belfast City and Beyond
- Floor area: 213.29 sq m



The Property Comprises:

Ground Floor

UPVC glazed front door, custom made black cast iron handrails, sandstone steps to....

ENTRANCE HALL: Amtico flooring, cornice ceiling. Understairs cloaks area with additional wooden storage.

DINING ROOM: 11' 6" x 11' 4" (3.497m x 3.457m) Wood effect laminate flooring. Cornice ceiling. Uplights.



LIVING ROOM: 24' 4" x 10' 10" (7.428m x 3.312m) Cornice ceiling. Chrome low voltage spotlights. Amtico wooden flooring. Sun tunnel. Feature fireplace with wooden surround. Sliding glazed double doors to:



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www.templetonrobinson.com

CONSERVATORY: 16' 4" x 10' 0" (4.991m x 3.052m) Ceramic tiled flooring. French upvc double doors to rear. Uplighters. Wooden stable door to self-contained accommodation.



KITCHEN: 18' 9" x 7' 12" (5.712m x 2.432m) Ash solid wooden range of high and low level units. Laminate work surfaces. One and a half bowl stainless steel single sink unit with chrome mixer taps. Space for fridge, space for freezer. Space for oven/hob, stainless steel extractor hood above. Under and over cabinet lighting. Sun tunnel. Part tiled walls Chrome low voltage spotlights. Ceramic tiled flooring. Glazed door to conservatory.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 11' 6" x 10' 6" (3.495m x 3.208m) Outlook to front.



BEDROOM (2): Built-in range of sliding wardrobes.



BEDROOM (3): 8' 3" x 8' 1" (2.524m x 2.462m) Currently occupied as office space.

BATHROOM: White suite comprising dual flush wc, pedestal wash hand basin with chrome mixer taps. Panelled bath with chrome mixer taps and electric shower over with glass screen. Chrome heated towel rail, part tiled walls. Spotlights. Lino flooring.



ROOFSPACE: Floored, Velux window. Power. Slingsby ladder.

SELF-CONTAINED ACCOMMODATION: Adaptable accommodation with disabled access. uPVC front door to:



Ground Floor

LIVING ROOM: 19' 6" x 6' 10" (5.953m x 2.092m) Velux window, overhead storage, Amtico flooring. Access to roofspace. Housing for gas boiler. Glazed wooden door to:

SHOWER ROOM: White suite comprising dual flush wc, pedestal wash hand basin with chrome mixer tap. Glazed shower cubicle with thermostatic power shower. Chrome heated towel rail. Part-tiled walls. Amtico flooring. Velux window. Uplighter. Low voltage spotlights. Wall-mounted mirror.

KITCHEN: 15' 5" x 7' 11" (4.692m x 2.401m) Range of high and low level units, laminate work surfaces single drainer stainless steel sink unit. Plumbed for washing machine, plumbed for gas tumble dryer. Plumbed for dishwasher. Sun tunnel. Part-tiled walls, stable door to main house. Amtico flooring.

BEDROOM (1): 12' 1" x 8' 9" (3.689m x 2.656m) Laminate wooden flooring, uPVC door to rear. Access to roofspace. Low voltage spotlights.

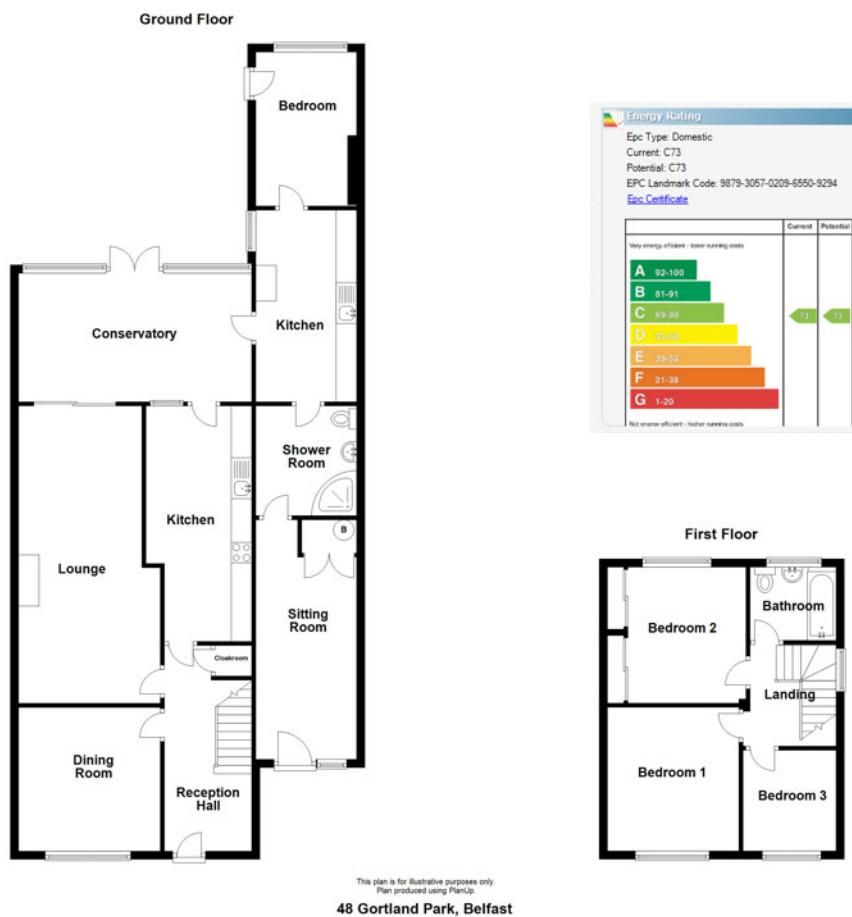


Outside

FRONT GARDEN: Garden laid in artificial grass with surrounding shrubbery. Tarmac driveway parking for multiple cars. Galvanised front gates. Bin storage. Outside light. External double power socket. Outside tap.

REAR GARDEN: Enclosed south facing rear garden with low maintenance artificial grass. Paved patio area ideal for summer entertaining. Two garden sheds with power and light. External double power socket. Mature shrubbery. Surrounding lighting. Additional under patio lighting. Outside tap.





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Other Branches

North Down - 028 90 42 4747
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Location:

Travelling along the Kings Road turn right into Gilnahirk Road. Continue straight ahead and turn right at the mini roundabout onto the Lower Braniel Road (shops are on the right hand side). Gilnahirk Park is on the left and No.48 is on the left hand side

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