Kensington Road,
Price £199,950

- Attractive Semi Detached Villa
- Three Bedrooms
- Spacious Lounge
- Kitchen With Dining Area

Reeds Rains
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Kensington Road, Gilnahirk, Belfast
Price £199,950

We are delighted to present to the open market this attractive semi detached villa. This fine property is ideally positioned within one of East Belfast most sought after residential locations. Internally the property offers bright accommodation arranged over two floors comprising three bedrooms, spacious lounge with wood burning stove, kitchen open plan to dining and family area and shower room. Additionally the property benefits from uPVC double glazed window frames and doors and oil fired central heating. Externally there is a driveway to car parking and beautifully maintained enclosed private garden to rear. This property is within walking distance of the many day to day amenities at Cherryvalley and Kings Square. Public transport links for city commuters, many of the provinces leading schools and leisure facilities such as Shandon Park Golf Club and David Lloyd Leisure are also easily accessible. This property we have no doubt will create an immediate impact on today’s market. Ideally suitable for young professional or young family alike. Early internal appraisal is strongly recommended.

KEY FEATURES

- Attractive Semi Detached Villa
- Three Bedrooms
- Spacious Lounge with Wood Burning Stove
- Kitchen with Dining and Family Area
- Shower Room
- Oil Fired Central Heating
- uPVC Double Glazed Window Frames and Doors
- Driveway to Car Parking
- Beautifully Maintained and Enclosed Garden to Rear
- Within Walking Distance of a Varied Range of Day to Day Amenities
- Well Presented Throughout
- Ideally Suitable for Young Professional or Young Family Alike
- Popular and Highly Regarded Residential Location

UPVC DOUBLE GLAZED FRONT DOOR WITH DOUBLE GLAZED SIDE PANEL TO

RECEPTION HALL
Picture rail. Cornice work. Exposed timber floor.

SPACIOUS LOUNGE
7.85m x 3.10m (25'9" x 10'2")

KITCHEN OPEN PLAN TO DINING AND FAMILY AREA
5.77m x 3.25m (18'11" x 10'8")

FIRST FLOOR
BEDROOM 1
3.30m x 2.87m (10'10" x 9'5")
Range of built in robes. Picture rail.

BEDROOM 2
3.28m x 3.25m (10'9" x 10'8")
Picture rail.

BEDROOM 3
2.54m x 2.34m (8'4" x 7'8")

SHOWER ROOM
Built in shower cubicle with triton electric shower unit. Pedestal wash hand basin. Close coupled W.C. PVC wall covering. Tongue and groove ceiling with recessed low voltage spots. Hotpress with lagged copper cylinder, willis type immersion heater and storage above.

LANDING
Access to roofspace.

OUTSIDE
Driveway to car parking. Front garden in lawns, shrubs, flowerbeds and loose stones. Private enclosed well tended garden to rear in lawns, paved patio area, boundary hedging, and apple tree. PVC oil tank. Oil fired boiler. Outside light.

LOCATION
From the Gilnahirk Road turn onto Kensington Road, number 154 is on the right hand side.