



Presenting 22 Kingsway Avenue, Gilnahirk – an exciting renovation opportunity in a sought-after location. This semi-detached home features a lounge, living room with dining area, kitchen, and three bedrooms on the first floor, alongside a bathroom.

Additionally, there's a floored roof space with windows, light, and power, ready for potential conversion into extra accommodation. Outside, find a detached garage, driveway parking, and gardens both front and rear, offering ample space for outdoor enjoyment.

Conveniently located near amenities, including entertainment, health clubs, schools, and restaurants, this property holds superb potential. Embrace the opportunity to bring this property to life and make it your own.

Offers Around
£225,000

22 Kingsway Avenue ,
Gilnahirk ,
Belfast ,
BT5 7DN

Viewing by
appointment
through agent
028 9042 4747

- Charming semi-detached property in convenient location
- Superb renovation project
- Bright lounge
- Spacious living room with dining area
- Kitchen
- Three well-proportioned bedrooms
- Family bathroom
- Gas central heating
- Period features including stained glass window and wood panelling
- Detached garage and driveway parking
- Private rear garden
- Ideal location; amenities within walking distance, schools, restaurants and entertainment within close proximity



The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Tiled floor.

RECEPTION HALL: Oak panelled walls, plate rack.

CLOAKROOM: Low flush wc, wash hand basin, fully tiled walls.

LOUNGE: 13' 5" x 11' 11" (4.1m x 3.63m) (into bay window). Natural brick fireplace, tiled hearth, wooden mantle, picture rail and cornice ceiling.

EXTENDED LIVING ROOM WITH DINING AREA: 20' 6" x 11' 2" (6.25m x 3.4m) Picture rail. Overlooking rear garden.

EXTENDED MODERN FITTED KITCHEN: 20' 4" x 7' 3" (6.2m x 2.2m) Excellent range of high and low level units, laminate work tops, built-in oven and four ring ceramic hob, extractor fan. Plumbed for washing machine and dishwasher, concealed lighting.



First Floor

LANDING: Leaded stained glass window. Access to floored roofspace via Slingsby type ladder, light and power, window.

BEDROOM (1): 13' 2" x 12' (4.01m x 3.66m) (into bay window). Built-in robes with cupboards above.

BEDROOM (2): 11' 6" x 10' 10" (3.5m x 3.3m)

BEDROOM (3): 9' 9" x 6' 11" (2.97m x 2.1m)

BATHROOM: Coloured bathroom suite comprising panelled bath, Mira Excel built-in shower unit, part tiled and part wood panelled walls, linen cupboard. Heated towel rail, gas fired boiler.

SEPARATE MATCHING WC: Low flush wc.

Outside

Concrete driveway to:

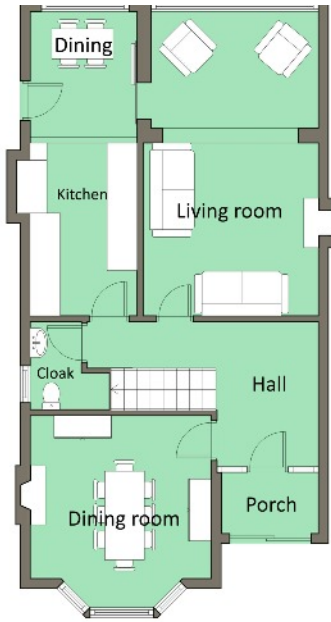
DETACHED TIMBER GARAGE:

Neat low maintenance front garden.

Good sized mature rear garden in lawns and flowerbeds.



Telephone 028 9042 4747
www.templetonrobinson.com



Location:

Travelling up Gilnahirk Road from Kings Road, Kingsway Avenue is first on the left.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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