

202 Ballysillan Road, Belfast, BT14 7QS



- **Extended Semi-Detached Home**
- **Three Well Proportioned Bedrooms**
- **Spacious Lounge Through Dining Room**
- **Ground Floor Bathroom Suite**
- **Shaker Style Fitted Kitchen**
- **Private Enclosed Low Maintenance Garden to Rear**
- **Private Driveway to Front via Twin Gates**
- **Priced to Allow for Modernisation**
- **Ideally Suited to the First Time Buyer**
- **Highly Popular Convenient Location**

PRICE Offers Over £119,950

Situated within an ever popular location, this extended semi detached villa is within close proximity to a host of local amenities. The property enjoys a well planned living layout incorporating 3 well proportioned bedrooms, lounge/dining area, modern fitted kitchen a and ground floor white bathroom suite. This home further enjoys private enclosed hard landscaped garden to rear and a large driveway to front. Ideally suited to the first time buyer, an early viewing is highly recommended.

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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into entrance hall. Stairs to first floor.

SPACIOUS LOUNGE/DINING AREA

23'2" x 10'7" (7.08 x 3.23)

(Into Bay window). Attractive feature inglenook style fireplace with cast iron wood burning stove on a slate hearth. Quality laminate flooring.

GROUND FLOOR BATHROOM SUITE

Comprising panel bath with shower over, pedestal wash hand basin, and a low flush WC. Partially PVC panelled walls.

MODERN SHAKER STYLE FITTED KITCHEN

13'1" x 8'9" (4.01 x 2.68)

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with monobloc tap. Integrated oven with separate four ring electric hob. Over head extractor fan. Plumbed for washing machine. Space for free standing fridge freezer. Under stairs storage cupboard. Tiled floor. Part tiled walls. PVC double glazed door to rear. Recessed down lighting.

FIRST FLOOR

BEDROOM 1

10'5" x 10'1" (3.19 x 3.08)

ENSUITE WC

Comprising a pedestal wash hand basin and a button flush WC. Built in storage cupboard.

BEDROOM 2

10'9" x 5'10" (3.3 x 1.8)

Boiler cupboard.

BEDROOM 3


7'6" x 6'10" (2.3 x 2.1)

OUTSIDE

Large private driveway to front accessed via twin gates. Pebbled area.

Private enclosed hard landscaped garden to rear, screened by perimeter fence.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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