

14 BALLYCOLIN ROAD

Belfast BT17 0NN

- Striking detached residence perfectly positioned on this magnificent elevated site
- Three bedrooms in the main property
- White bathroom suite on the ground floor
- Bright and airy living room that features beautiful, elevated views
- Kitchen which is open plan to a sizeable dining/entertaining area
- Annex has a large living room, a good-sized bedroom and a separate utility
- Oil-fired central heating / UPVC double glazing / ample off-road car parking
- Extensive, well-maintained grounds surrounded by beautiful open countryside and offering a most peaceful setting
- Convenient to Belfast, Lisburn and arterial routes

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

£2,200

14 Ballycolin Road , Belfast, BT17 0NN



GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Tiled floor, pvc stripped ceiling, spotlights, inner door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Tiled floor, spotlights.

BEDROOM 3

21'3 x 9'11 (6.48m x 3.02m)

Beautiful views, built-in robes.

ENSUITE W.C

Low flush w.c., pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls, wooden effect strip floor, PVC stripped ceiling.

WHITE BATHROOM SUITE

Tiled panelled bath, electric shower unit, low flush w.c, wash hand basin, chrome effect sanitary ware, beautiful tiled walls and floor, extractor fan, spotlights, pvc stripped ceiling, hotpress / storage.

LIVING ROOM

22'0 x 12'5 (6.71m x 3.78m)

Tiled floor, spotlights, beautiful elevated views.

KITCHEN / DINING AREA

21'6 x 10'6 (6.55m x 3.20m)

Range of high and low level units, single drainer 1 1/2 bowl sink unit, built-in oven, built-in microwave,

built-in hob, extractor fan, integrated washer/dryer, partially tiled walls, tiled floor, spotlights, open plan to sizeable dining / entertaining area, beautiful views. (Access to annex.)

FIRST FLOOR

PRINCIPLE BEDROOM 1

12'1 x 11'5 (3.68m x 3.48m)

Beautiful views, wood panelled walls, pvc stripped ceiling. Access to;

PRIVATE ENSUITE BATHROOM

Corner Jacuzzi-type bath, separate shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, spotlights.

BEDROOM 2

10'6 10'5 (3.20m x 3.18m)

Beautiful views, built-in robes.

ENSUITE W.C

Low flush w.c, wash hand basin, extractor fan, laminated wood effect floor, tiled walls, pvc stripped ceiling.

ANNEX

LIVING ROOM

21'9 x 13'3 (6.63m x 4.04m)

Wooden effect strip floor, wood strip ceiling, Upvc double glazed double doors, beautiful views. Access to;

BEDROOM 4

14'11 x 13'2 (4.55m x 4.01m)

Upvc double glazed double doors leading to garden. Access to;

KITCHENETTE / UTILITY

10'1 x 8'9 (3.07m x 2.67m)

Single drainer stainless steel sink unit, laminated wood effect floor, plumbed for washing machine.

Store

11'6 x 8'11 (3.51m x 2.72m)

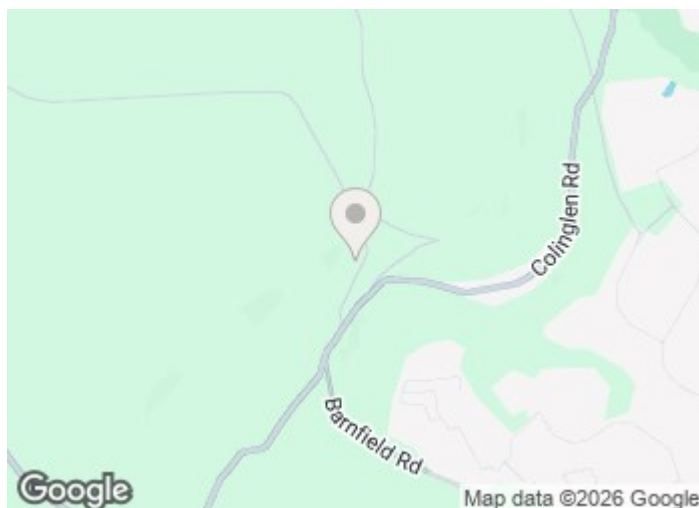
STUDY AREA

Stairs to;

ROOFSPACE / STORAGE AREA

OUTSIDE

Beautiful green "backdrop", privately enclosed, well-maintained rear garden and patio areas, additional loose stone garden. Well-maintained, mature gardens to front; flagged patios; features elevated decking, barn/storage, and ample off-road car parking. Magnificent views.

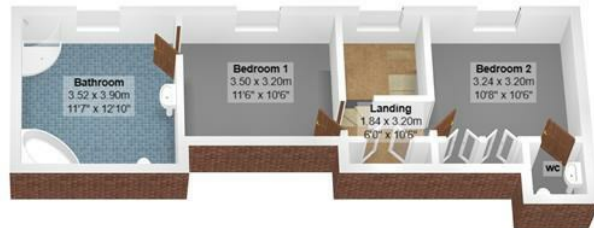


Directions



Floor Plan

14, Ballycolin Road, Dunmurry, Belfast, BT17 0NN



First Floor



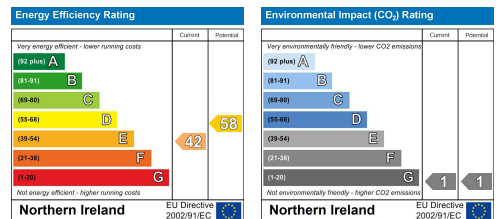
Ground Floor

Total Area: 214.4 m² ... 2308 ft²

All measurements are approximate and for display purposes only



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