



## 36 Ballysillan Park , Belfast, BT14 8HB

**Offers Over £139,950**

Handsome Red Brick Semi Detached Villa Holding A Prime Position Within This Most Popular Residential Location.

A superbly proportioned red brick semi detached villa holding a prime position within this most sought after residential location. The spacious interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen and bathroom in modern white suite. The dwelling further offers upvc double glazed windows and exterior doors, pvc fascia and eaves, economy 7 heating and has been well maintained while keeping the properties original features. Gardens front and private extensive rear in mature lawn and hedging, tarmac driveway offering off street carparking combines with the most convenient location to make this the perfect family home worthy of your immediate attention.

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	1	1
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 36 Ballysillan Park

, Belfast, BT14 8HB



- Handsome Red Brick Semi Detached Villa
- Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms
- Classic Bathroom Suite
- Economy 7 Heating
- 2 Reception Rooms
- Pvc Fascia And Eaves
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door, economy 7 central heating unit, understairs storage.

## Lounge

13'6" x 10'0" (4.12 x 3.06)  
Bow window.

## Living Room

11'6" x 10'1" (3.52 x 3.08)  
Classic fireplace with electric fire and tiled inset, economy 7 central heating unit.

## Kitchen

15'0" x 5'11" (4.59 x 1.81)  
Single drainer stainless steel sink unit, range of high and low level

units, formica worktops, cooker space, integrated extractor fan, under fridge space, plumbed for washing machine, tumble dryer space, partly tiled walls, 1/2 panelled walls, economy 7 central heating unit, uPvc rear door.

## First Floor

Landing, economy 7 central heating unit, access to roofspace.

## Bathroom

Classic bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, 1/2 tiled walls, ceramic tiled floor, cornice ceiling, built-in storage, hot-press.

## Bedroom

11'6" x 9'3" (3.51 x 2.84)

## Bedroom

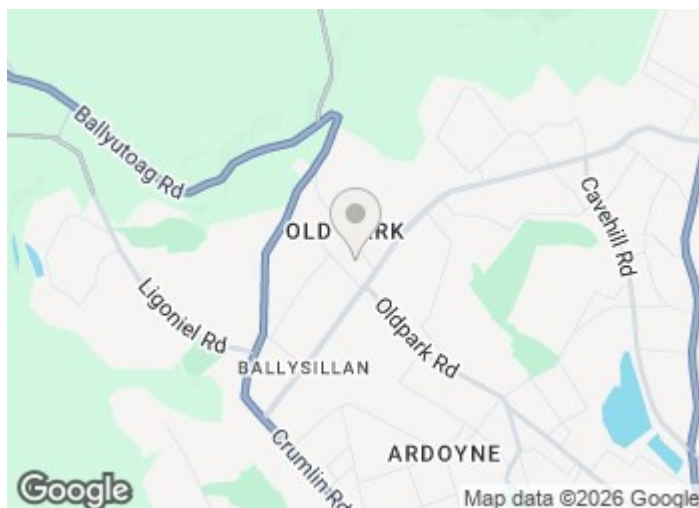
11'5" x 9'4" (3.49 x 2.85)  
Cornice ceiling.

## Bedroom

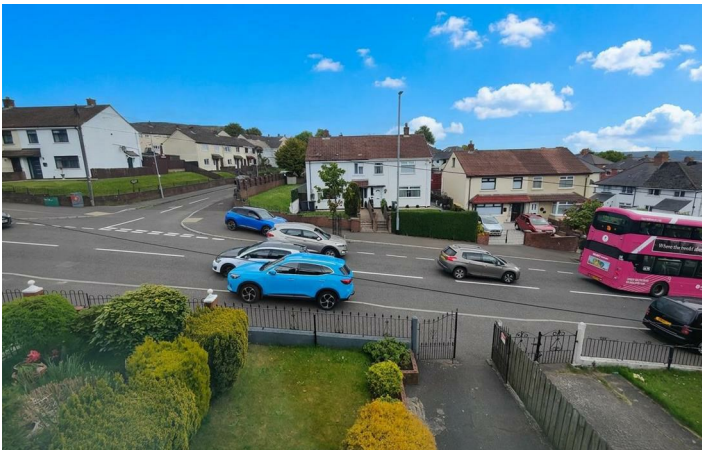
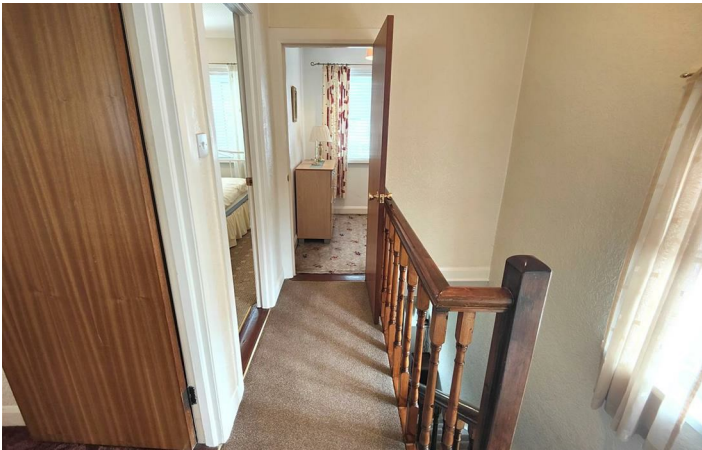
6'7" x 6'4" (2.03 x 1.94)

## Outside

Front garden in mature lawn and hedging, tarmac driveway with off street carparking. Extensive private rear garden in mature lawn and hedging, hard landscaped patio area.

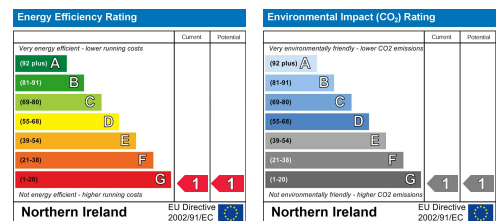


## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
@Ulster Property Sales is a Registered Trademark