



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



362 Ballysillan Road , Belfast, BT14 6RB

Offers Around £159,950

Handsome Extended Semi Detached Villa Holding A Prime Elevated Site Off The Ballysillan Road.

A fabulous extended and beautifully maintained semi detached villa which will have immediate appeal to the first time buyer or young married couple. The richly appointed interior comprises 3 bedrooms, 2 reception rooms, extended fitted kitchen and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, replacement rainwater goods and been re-wired and re-roofed approx 15 years ago. Conveniently situated to the many excellent local amenities with leading schools, excellent shopping, public transport and parks all on its doorstep.

Early viewing highly recommended.

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

362 Ballysillan Road

, Belfast, BT14 6RB



- Handsome Extended Semi Detached Villa
- 2 Reception Rooms
- Oil Fired Central Heating
- Prime Elevated Site Off The Ballysillan Road
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms
- Classic White Bathroom Suite
- Floored Roofspace

Entrance Porch

Entrance Hall

Hardwood entrance door, understairs storage.

Lounge Into Bay

10'4" x 13'3" (3.15 x 4.06)

Double panelled radiator, panelled radiator.

Living Room

10'2" x 14'10" (3.11 x 4.54)

Double panelled radiator, panelled radiator.

Kitchen

14'7" x 5'10" (4.46 x 1.78)

Bowl and 1/2 drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in level oven, ceramic hob, canopy extractor fan, fridge/freezer space, integrated

microwave, breakfast bar, partly tiled walls, hardwood door to rear.

First Floor

Landing, slingsby ladder to roofspace.

Bathroom

Classic white bathroom suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, extractor fan, built-in storage, hot-press.

Bedroom

10'2" x 7'6" (3.12 x 2.29)

Built-in mirrored robes, panelled radiator.

Bedroom

9'10" x 10'5" (3.02 x 3.18)

Panelled radiator, panoramic views of the city.

Bedroom

6'2" x 6'5" (1.90 x 1.96)

Built-in robes, panelled radiator.

Floored Roofspace

13'1" x 12'4" (3.99 x 3.76)

Built-in under eaves storage, velux windows.

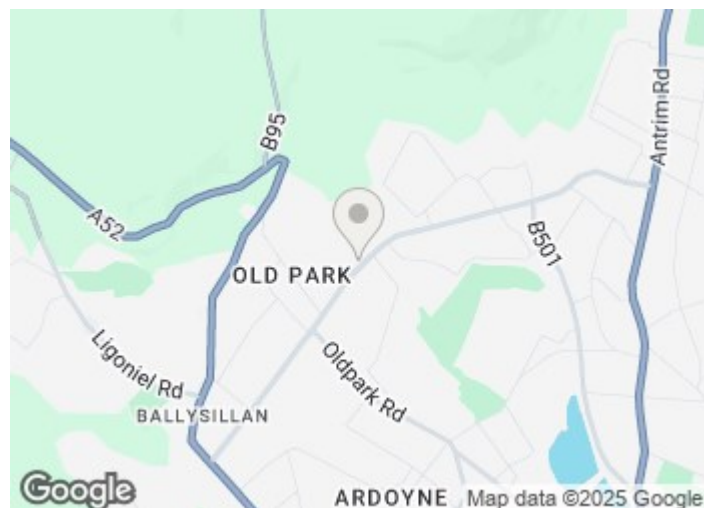
Outside

Front garden offering off street carparking and mature lawn. Private rear garden in mature lawn, shrubs and flowerbeds, greenhouse, pvc oil tank, patio area.

Detached Garage

20'7" x 8'11" (6.28 x 2.74)

Up & over door.



Directions



Floor Plan

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