



ULSTER PROPERTY SALES

UPS

CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



332 Ballysillan Road , Belfast, BT14 6RB

Offers In The Region Of £169,950

Exceptionally Fine Semi Detached Residence Situated Within This Most Desirable Elevated Position.

A handsome semi detached villa holding a fabulous elevated position situated within this highly desirable residential location. The richly appointed interior comprises 3 bedrooms, 2 plus reception rooms, luxury fitted kitchen with built-in under oven and hob, integrated under fridge/freezer and modern white bathroom suite complete with drench shower. The dwelling further offers upvc double glazed windows, gas fired central heating, pvc fascia and eaves, replacement rain water goods, built-in furniture to all bedrooms and has benefited from a program of improvement works in past years. Beautifully presented and within easy walking distance of leading schools, public transport and excellent shopping, this home will have immediate appeal.

Private screened mature gardens to rear with feature patio area and off street carparking create the finishing touches to a home which will impress.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
	62	71
Northern Ireland		EU Directive 2002/91/EC

332 Ballysillan Road

, Belfast, BT14 6RB



- Handsome Red Brick Period Semi Detached Villa
- Modern White Bathroom Suite
- Highest Presentation Throughout
- Highly Regarded Location
- 3 Bedrooms 2 plus Reception Rooms
- Upvc Double Glazed Windows
- Elevated Main Road Position
- Modern Fitted Kitchen Built-in oven & Hob
- Gas Central Heating
- Private Rear Garden

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator, understairs cloaks, gas boiler, wood laminate floor.

Lounge Into Bay

13'5" x 10'5" (4.11 x 3.20)

Hole in wall fireplace, double panelled radiator.

Living Room

10'9" x 10'9" (3.30 x 3.29)

Wood laminate floor.

Sunroom

9'9" x 5'7" (2.99 x 1.72)

Wood laminate floor, uPvc double glazed rear door.

Kitchen

14'1" x 5'7" (4.31 x 1.71)

Single drainer stainless steel sink unit,

extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, stainless steel canopy extractor fan, integrated under fridge and freezer, plumbed for washing machine, panelled radiator, partly tiled walls.

First Floor

Landing leaded light window, recessed lighting.

Bathroom

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, drench shower, telephone hand shower, vanity unit, low flush wc, fully tiled walls, recessed lighting, ceramic tiled floor.

Bedroom

6'5" x 6'1" (1.96 x 1.86)

Panelled radiator.

Bedroom

10'1" x 9'6" (3.08 x 2.90)

Panelled radiator, built-in mirror sliding robes.

Bedroom

11'4" x 6'7" (3.46 x 2.02)

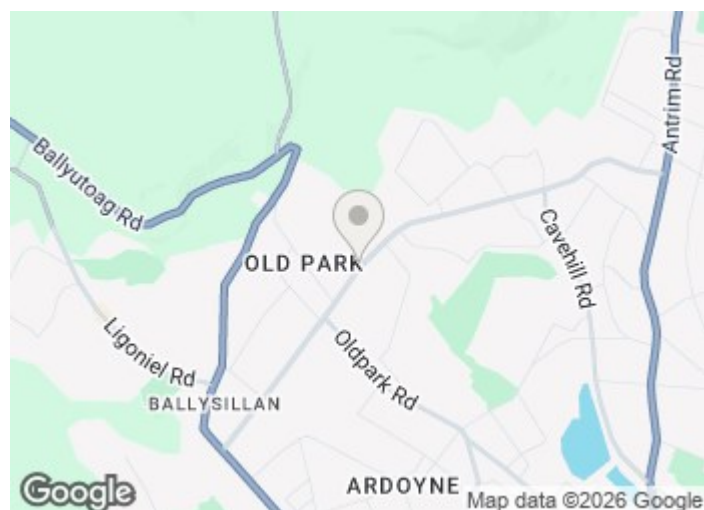
Built-in robes, wood laminate floor, panelled radiator.

Outside

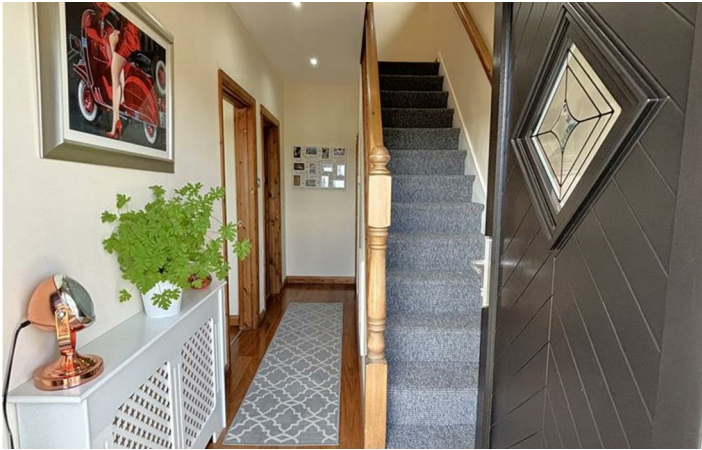
Hard landscaped front garden in stone chipping, shrubs and flower. Private rear garden in patio, lawn, shrubs and flower beds, outside light and tap, tarmac driveway.

Wooden Garage

Excellent storage.



Directions



Floor Plan

332, Ballysillan Road, BELFAST. BT14 6RB



Ground Floor

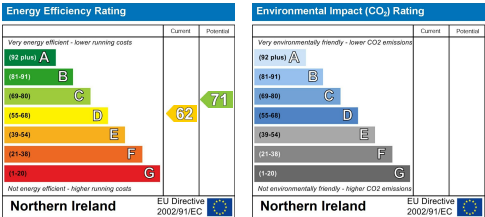


First Floor

Total Area: 70.5 m² ... 759 ft²

All measurements are approximate and for display purposes only

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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