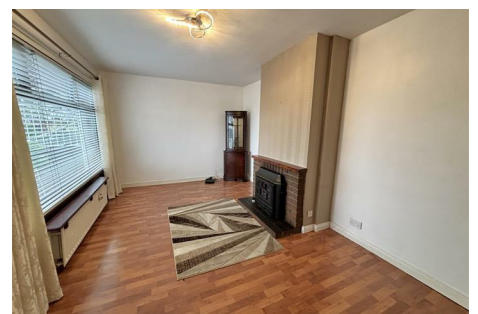
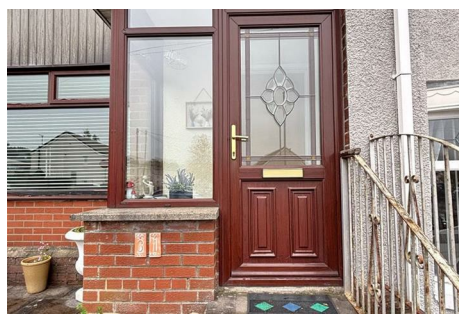




61 Ballysillan Park , Belfast, BT14 8LT

**Offers In The Region Of
£125,000**

Charming 3-Bed Terrace with Scenic Views – Ideal for First-Time Buyers or Investors

Nestled in the popular Ballysillan Park area of Belfast, this well-presented terraced home offers a fantastic opportunity for first-time buyers and savvy investors alike. Enjoying an elevated position, the property boasts panoramic views over Belfast and out towards the majestic Mourne Mountains – a truly picturesque backdrop.

Inside, the home offers generous living space across two welcoming reception rooms, fitted kitchen is both practical and functional, while the modern bathroom features a classic white suite.

Three well-proportioned bedrooms provide ample space for family life or working from home.

The property benefits from oil-fired central heating and UPVC double glazing throughout, ensuring year-round comfort and energy efficiency.

Outside, the hard-landscaped front and rear gardens are designed for low maintenance.

Located in a quiet residential area with strong rental demand and excellent transport links, this is a home that ticks all the boxes – whether you're stepping onto the property ladder or expanding your portfolio.

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		
Northern Ireland		
EU Directive 2002/91/EC		

72

36

61 Ballysillan Park

, Belfast, BT14 8LT



- Suitable For First-Time Buyers Or Investors
- Fitted Kitchen With Practical Layout
- Oil-Fired Central Heating System
- Located In A Popular Residential Area
- Three Well-Proportioned Bedrooms
- Bathroom With Classic White Suite
- Elevated Site With Panoramic Views
- Two Separate Reception Rooms
- UPVC Double Glazed Windows Throughout
- Low Maintenance Hard Landscaped Gardens

Entrance Hall

Upvc double glazed entance door.

Lounge

17'4" x 10'9" (5.30 x 3.28)
Wood laminate floor, panelled radiator, brick fireplace parkray room heater (disconnected)

Dining Room

9'2" x 7'10" (2.81 x 2.40)
Panelled radiator, wood laminate floor.

Open Plan:

Kitchen

9'2" x 7'10" (2.81 x 2.40)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, fridge/freezer space, cooker space, plumbed for washing machine, tall larder, upvc double rear door, wood laminate floor, under stairs storage.

First Floor

Landing, hotpress/copper cylinder.

Bathroom

White suite comprising shower cubilce, electric shower, pedestal wash hand basin, low flush wc,

partly tiled walls, part pvc walls, panelled radiator.

Bedroom

10'4" x 6'8" (3.17 x 2.04)
Built-in robe, panelled radiator.

Bedroom

16'8" x 9'3" (5.10 x 2.84)
Panelled radiator.

Bedroom

10'6" x 8'1" (3.21 x 2.47)
Panelled radiator.

Outside

Hard landscaped gardens front and rear in patio and stone chip with flower beds and shrubs, oil fired boiler, oil tank.



Directions



Floor Plan

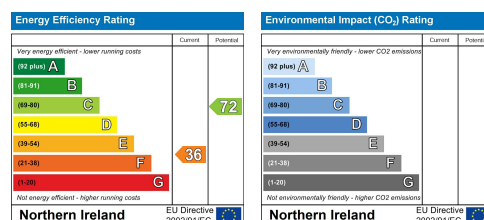
61 Ballysillan Park, BELFAST, BT14 8LT



Total Area: 72.1 m² ... 776 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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