



170 Ballyhill Road , Belfast, BT14 8SF

Offers Around £550,000

Unique Development Opportunity.

Nestled in the countryside overlooking Belfast City, 170 Ballyhill Road presents a remarkable opportunity for builders and developers alike. This substantial extended chalet bungalow boasts a substantial layout, featuring 11 bedrooms and 4 reception rooms, along with additional covered spaces 13 bathrooms/en-suites and furnished cloakrooms, 2 kitchens and a utility room offering endless potential for customization and expansion. The property is set within extensive grounds, providing a serene environment while being just minutes away from Belfast city centre. The convenience of a passing bus service ensures easy access to urban amenities, making this location ideal for those who appreciate the tranquillity of rural living without sacrificing city conveniences.

While the property has been extensively extended, it does require major finishing works. Additionally, there is a separate derelict detached villa on the premises, which could be revitalised to enhance the overall value and appeal.

With views over the city and beyond, this property is not only a home but also a canvas for creativity and development. Whether you are looking to create a luxurious family residence or an investment opportunity, Do not miss the chance to explore the potential this property holds.

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

170 Ballyhill Road

, Belfast, BT14 8SF



- Substantial Investment Development Opportunity
- 2 Kitchens plus Utility Room
- Separate Derelict Detached Villa
- Extensively Extended Detached Residence
- 13 Bathrooms-En-suites and Furnished cloakrooms
- Minutes From The City
- 11 Bedrooms 4 Reception Rooms
- Extensive Grounds
- Passing Public Transport

Entrance Hall
42'1" x 7'1" (12.83 x 2.17)
Pvc double glazed double entrance doors, double panelled radiator, panelled radiator.

Furnished Cloakroom
Classic white suite comprising pedestal wash hand basin, low flush WC, ceramic tiled floor, part tiled walls, panelled radiator.

Bedroom
15'1" x 11'9" (4.62 x 3.60)
Double panelled radiator, panelled radiator.

Bathroom
Classic white 4 piece suite comprising panelled bath, telephone handset shower, fully tiled shower cubicle, bidet, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, double panelled radiator.

Hallway
Double panelled radiator.

Bathroom
Classic white 4 piece suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush Wc, ceramic tiled floor, panelled radiator.

Kitchen
15'1" x 11'10" (4.60 x 3.62)
Stainless steel units, ceramic tiled floor.

Kitchen
12'9" x 7'5" (3.91 x 2.28)
Stainless steel units.

Utility
8'5" x 6'0" (2.57 x 1.84)
Plumbed for washing machine, ceramic tiled floor.

Reception
15'3" x 12'5" (4.66 x 3.80)
Pvc double glazed door, attractive fireplace, double panelled storage, double panelled radiator, panelled radiator.

Reception
19'5" x 13'9" (5.93 x 4.20)
Wood laminate floor, attractive brick fireplace, built-in storage, double panelled radiator, panelled radiator.

Reception
14'9" x 12'9" (4.50 x 3.89)
Pvc double glazed double doors, ceramic tiled floor, double panelled radiator.

Reception
36'4" x 16'3" (11.08 x 4.96)
Pvc double glazed door, pvc double glazed double doors, double panelled radiator, 2 x panelled radiators.

Furnished Cloakroom
Classic white suite comprising pedestal wash hand basin, low flush WC, ceramic tiled floor, panelled radiator.

First Floor
Landing, under eaves storage, velux window.

Bedroom
14'4" x 10'9" (4.37 x 3.28)
Under eaves storage, double panelled radiator.

En-Suite
Classic white suite comprising pedestal wash hand basin, low flush WC, panelled radiator.

Bathroom
Classic white suite comprising panelled bath, telephone handset shower, fully tiled shower cubicle, electric shower, pedestal wash hand basin, low flush WC, ceramic tiled floor, partly tiled walls, under eaves storage, panelled radiator.

Bedroom
11'9" x 8'8" (3.60 x 2.66)
Under eaves storage, double panelled radiator.

Bathroom
Classic white suite comprising pedestal wash hand basin, low flush WC, ceramic tiled floor, plumbed for shower, chrome radiator.

Bedroom
11'1" x 10'9" at widest (3.39 x 3.28 at widest)
Velux window, double panelled radiator.

Bedroom
11'8" x 10'0" (3.58 x 3.07)
Velux, double panelled radiator.

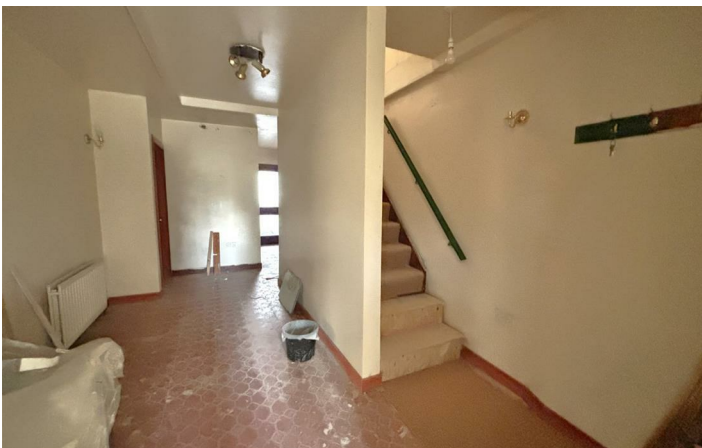
Bedroom
12'9" x 11'8" (3.89 x 3.58)
Velux, double panelled radiator.

Bedroom
13'4" x 6'0" (4.07 x 1.84)
Under eaves storage.

Open Plan To:



Directions



Floor Plan

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