



ULSTER PROPERTY SALES

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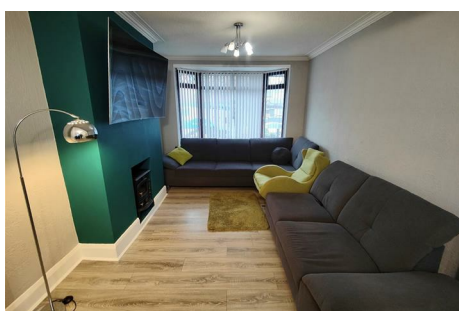
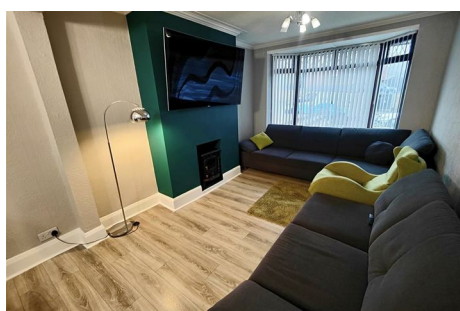
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



12 Ballysillan Park Ballysillan, Belfast, BT14 8HB

Offers Over £154,950

A Superb 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, through lounge into bay, modern fitted kitchen incorporating built in oven and ceramic hob and bathroom in modern white suite. The dwelling further offers upvc double glazed windows and exterior doors, oil fired central heating, upvc double glazed conservatory, pvc fascia and eaves and has benefitted from a programme of improvement works to include reroofing in past years.

Gardens front and extensive rear with substantial detached garage combines with the most convenient location to make this the perfect family home worthy of your immediate attention.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

12 Ballysillan Park

Ballysillan, Belfast, BT14 8HB



- Attractive Red Brick Semi Detached Villa
- 3 Bedrooms
- Through Lounge
- Superb Fitted Kitchen
- Conservatory
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Detached Garage

Entrance Hall

Upvc double glazed entrance door, panelled radiator, wood laminate floor, understairs storage.

Through Lounge

25'9" x 10'0" (7.87 x 3.06)

Into bay, hole in wall fireplace, wood laminate floor.

Dining Area: panelled radiator, cornice ceiling.

Kitchen

5'5" x 14'7" (1.67 x 4.5)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic

hob, stainless steel canopy

extractor fan, fridge/freezer space, plumbed for washing machine, tumble dryer space, partly tiled walls, pvc ceiling, recessed lighting.

Conservatory

9'10" x 6'7" (3.02 x 2.03)

Wood laminate floor, panelled radiator, uPvc double glazed rear door.

First Floor

Landing

Bathroom

Modern white suite comprising walk-in shower cubicle, electric shower, pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling, recessed lighting.

Bedroom

12'0" x 9'5" (3.68 x 2.89)

Wood laminate floor, panelled radiator.

Bedroom

9'7" x 11'8" (2.94 x 3.58)

Panelled radiator.

Bedroom

6'6" x 7'3" (1.99 x 2.22)

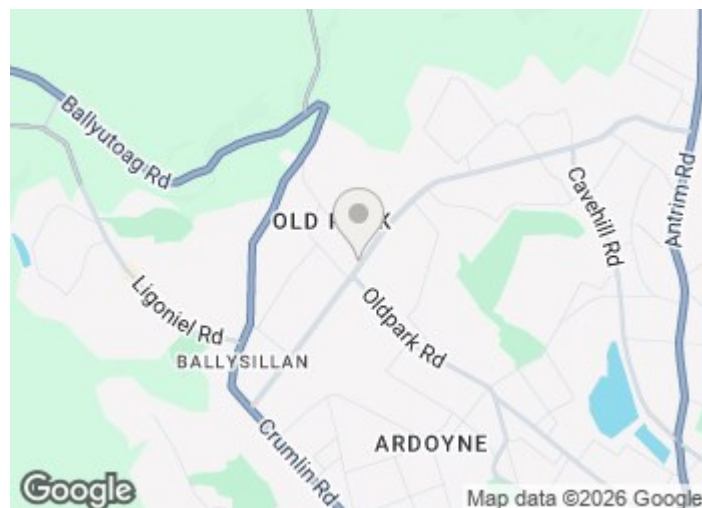
Panelled radiator.

Detached Garage

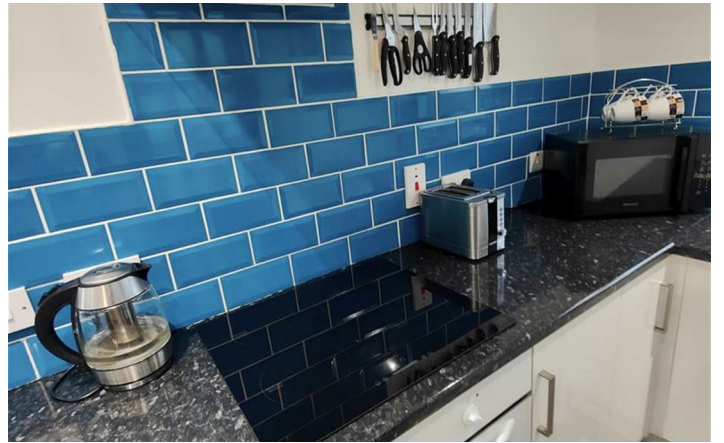
Oil fired boiler, light and power.

Outside

Gardens front and rear in lawn, shrubs and flowerbeds, patio area, oil tank.



Directions



Floor Plan

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