



## 1 Jellicoe Drive , Belfast, BT15 3LA

**Offers Around £199,950**

Fabulous Red Brick Semi Detached Villa Holding A Cul-De-Sac Position In This Most Sought After Location.

A fabulous red brick semi detached villa holding a prime cul-de-sac position set within this most popular location. The beautifully presented interior comprises 3 bedrooms, 2 reception rooms, living room with pvc double doors to the brick paver patio garden, recently fitted contemporary kitchen with built-in oven and hob and integrated fridge freezer and fully tiled bathroom in white suite with separate wc. The dwelling further offers uPvc double glazed windows and exterior doors, oil fired central heating, pvc fascia and eaves, wired for alarm, built-in mirrored wardrobes to the principal bedroom and has benefited from a extensive programme of improvement works in recent times. A detached garage and private hard landscaped gardens with delightful outlook combines with a most convenient location with leading schools, excellent shopping, leisure facilities and public transport all close by and City Centre a short commute away - Early Viewing is highly recommended.

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

# 1 Jellicoe Drive , Belfast, BT15 3LA



- Fabulous Red Brick Semi Detached Villa
- Prime Cul-De-Sac Position
- 3 Bedrooms 2 Reception Rooms
- Recently Fitted Kitchen
- Fully Tiled Bathroom Suite
- Oil Fired Central Heating
- Upvc Double Glazed Windows & Exterior Doors
- Pvc Fascia & Eaves
- Hard Landscaped Gardens
- Detached Garage

## Entrance Hall

Upvc double glazed entrance door, recessed lighting, wood laminate floor, under stairs storage, double panelled radiator.

## Lounge

11'10" x 11'8" (3.63 x 3.57)

Wood laminate floor, panelled radiator.

## Living Room

14'1" x 11'6" (4.31 x 3.51)

Wood laminate floor, uPvc double glazed patio doors to rear, double panelled radiator.

## Kitchen

9'8" x 6'11" (2.96 x 2.13)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and hob, glass splash back, integrated

extractor fan, integrated fridge, wood laminate floor, pvc ceiling, recessed lighting, double panelled radiator, pvc door to rear.

## First Floor

Access to floored roof space.

## Bathroom

Modern white suite comprising shower cubicle, electric telephone handset shower, pedestal wash hand basin, chrome radiator, fully tiled walls, ceramic stone chippings, shrubs and flowerbeds, tiled floor, pvc ceiling, recessed lighting, extractor fan, chrome radiator.

## Separate Wc

Low flush wc, fully tiled walls, ceramic tiled floor, pvc ceiling, recessed lighting.

## Bedroom

7'9" x 9'5" (2.38 x 2.89)

Wood laminate flooring, built-in storage, panelled radiator.

## Bedroom

13'1" x 8'2" (4.01 x 2.49)

Wood laminate floor, full width built-in robes, panelled radiator.

## Bedroom

12'4" x 8'2" (3.76 x 2.49)

Wood laminate floor, panelled radiator.

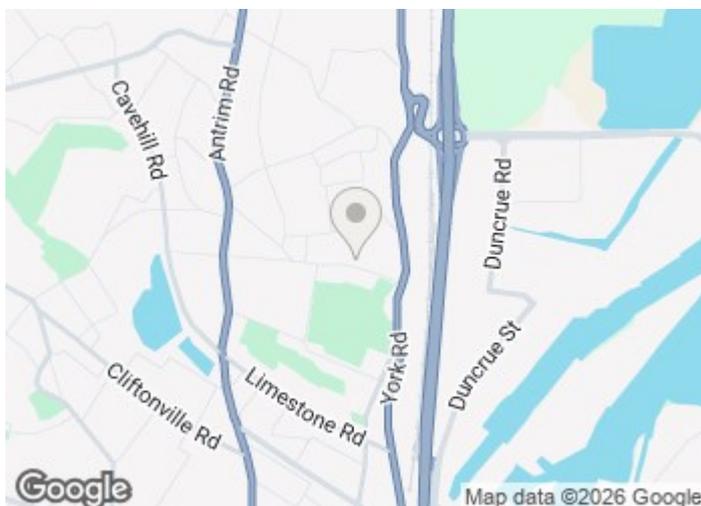
## Outside

Hard landscaped gardens front and private enclosed rear in brick pavers, ample carparking, driveway, pvc oil tank, outside light and tap.

## Detached Garage

19'3" x 8'11" (5.88 x 2.72)

Roller shutter door.

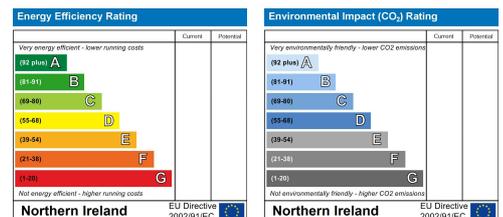


## Directions



# Floor Plan

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