

11 Jellicoe Avenue , Belfast, BT15 3FZ

Offers Over £169,950

Extended Semi Detached Villa Holding A Superb Position Facing Grove Park Minutes From The City Centre.

Holding a prime position facing the Grove Park, moments from the bustling Antrim and Shore Roads and within walking distance of Belfast City Centre this beautifully presented extended semi detached villa will have immediate appeal. The richly appointed interior comprises 2 reception rooms, 2 double bedrooms, extended modern high gloss fitted kitchen, downstairs furnished cloakroom and classic white bathroom suite. The dwelling further offers gas central heating heating, uPvc double glazed windows, low outgoings, extensive use of quality wood laminate and ceramic floor coverings and has been maintained and improved to the high standard presented today. Driveway parking, car port and private rear gardens with patio, storage and mature lawn combines with the most convenient and sought after location to make this the perfect first time family home - Early Viewing is highly recommended.

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		71	71
EU Directive 2002/91/EC			

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, Belfast, BT15 3FZ



- Extended Red Brick Semi Detached Villa
- Downstairs Furnished Cloakroom
- Upvc Double Glazed Windows
- Minutes From City Centre
- 2 Bedrooms/ 2 Reception Rooms
- Classic White Bathroom Suite
- Driveway Parking Car Port
- Extended Kitchen
- Gas Central Heating
- Private Rear Gardens

Entrance Hall

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

Lounge

13'5" x 12'1" (4.1 x 3.69)
Picture rail, wood laminate floor, panelled radiator.

Archway To:

Dining

16'8" x 8'9" (5.10 x 2.68)
At widest, wood laminate floor, recessed lighting, uPvc double doors, double panelled radiator.

Archway To:

Extended Kitchen

Single drainer composite sink unit, extensive range of high gloss and low

level units, formica worktops, built-in high level oven and ceramic hob, stainless steel canopy extractor fan, fridge freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, recessed lighting, concealed gas boiler, high output radiator, uPvc door to rear.

Furnished Cloakroom

Low flush wc, wash hand basin, ceramic tiled floor.

First Floor

Landing, access to roof space.

Bathroom

Classic white bathroom suite comprising panelled bath, shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, extractor fan, panelled radiator.

Bedroom

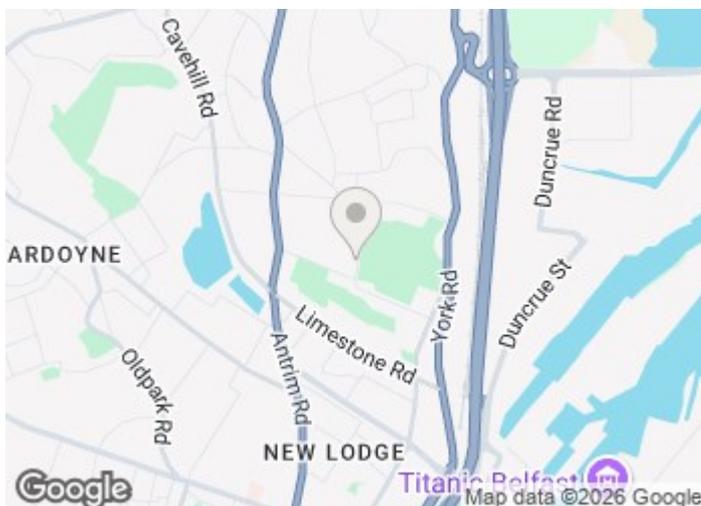
14'6" x 10'1" (4.44 x 3.09)
Into bay, built-in mirrored slider robes, recessed lighting, built-in storage, panelled radiator.

Bedroom

11'3" x 9'3" (3.45 x 2.83)
Wood laminate floor, panelled radiator.

Outside

Hard landscaped front and rear in brick paver, lawn, outside light and tap, shed, carport, driveway.

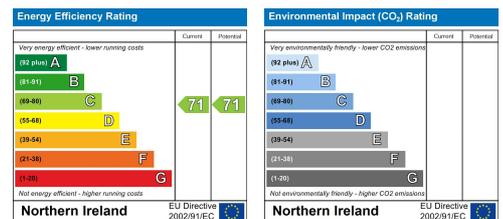


Directions



Floor Plan

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