

## 6 Slievecoole Park, Belfast, BT14 8JN

**For Sale**  
Offers Over  
**£215,000**

This is an outstanding semi-detached villa situated in a quiet and highly regarded residential area which experiences strong demand. The property has been presented to an exacting standard throughout by our clients who have spent endless time, effort and expense in creating a magnificent modern home. From the moment one enters the hall of this fine home one will be bowled over by the degree of excellence on offer. This is a home we can recommend with utmost confidence.



Energy Efficiency Rating C.

**T: 028 9080 0000**





		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80	74	74
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

- Outstanding semi-detached villa in a highly popular residential area
- 3 Bedrooms
- 2 Reception rooms
- Modern fitted kitchen with luxury quartz worksurfaces
- Bathroom with modern white suite and separate WC
- Phoenix gas central heating
- Double glazing in uPVC frames
- uPVC fascia and rainwater goods
- Garage
- Highest standard of presentation throughout





The property comprises of

## GROUND FLOOR

**RECEPTION HALL** Ceramic tiled flooring.

**CLOAKROOM** Low flush WC, vanity unit, laminate wood flooring, gas boiler.

**LOUNGE** 13' 9" x 11' 0" (4.19m x 3.35m)  
Laminate wood flooring.

**KITCHEN** 16' 8" x 7' 11" (or 10' 9") (5.08m x 2.41m)  
Built-in units, quartz worksurfaces, incorporated single drainer, sink unit with mixer tap, inlaid hob unit and under oven, stainless steel extractor fan, ceramic tiled flooring, downlighters.

**DINING ROOM** 11' 4" x 8' 1" (3.45m x 2.46m)  
Ceramic tiled flooring.

## FIRST FLOOR

**BEDROOM (1)** 12' 10" x 10' 10" (3.91m x 3.3m)  
Laminate wood flooring, built-in robe.

**BEDROOM (2)** 11' 0" x 10' 4" (3.35m x 3.15m)  
Laminate wood flooring, downlighters, built-in robe.

**BEDROOM (3)** 9' 3" x 8' 3" (2.82m x 2.51m)  
Laminate wood flooring.

**BATHROOM** Modern white suite comprising of panelled bath with mixer tap, wall hung vanity unit, shower unit with controlled shower, heated towel rail, fully tiled walls, ceramic tiled flooring.

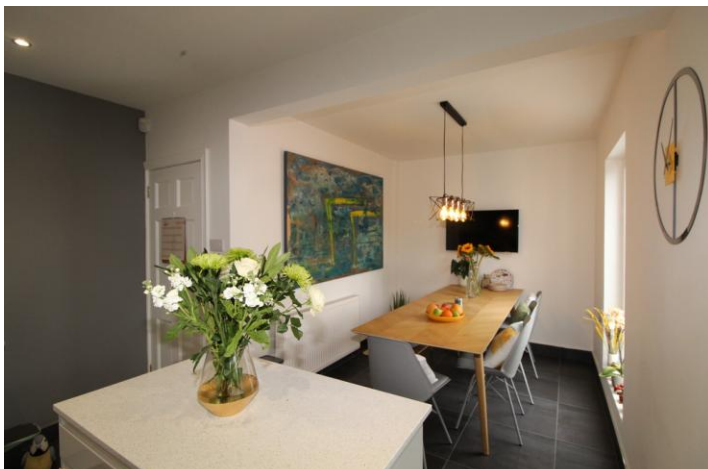
**SEPARATE WC** Ceramic tiled flooring, fully tiled walls, uPVC ceiling, downlighters.

**GARAGE** 18' 6" x 10' 0" (5.64m x 3.05m)  
Roller door, light and power.

## OUTSIDE

Front in lawn, brick paved driveway, car parking space.

Rear in extensive decking, plants, trees and shrubs. uPVC fascia and rain water goods.



# McMillan

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## Honesty Integrity Respect

Our business is founded on our values. We strive to demonstrate honesty and

Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future.

Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please  
call in or  
contact us  
for any  
advice

McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: [info@jimmcmillan.co.uk](mailto:info@jimmcmillan.co.uk)



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