



15 COOMBE HILL PARK,  
BELFAST BT14 6PH



Offers Over £84,950



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ESTATE AGENTS

SALES / RENTALS / SURVEYS



# 15 Coombe Hill Park, Belfast, BT14 6PH

- Charming two-bedroom semi-detached home in the popular Ballysillan area.
- Spacious lounge, ideal for relaxing or entertaining.
- Separate kitchen with ample fitted cupboard storage.
- Bright three-piece white bathroom suite.
- Double glazing and Phoenix Gas heating for energy efficiency.
- Front and rear gardens with well-maintained lawns.
- Convenient location near shops and transport links to Belfast City Centre.

## ENTRANCE HALL :

Glazed upvc entrance door,



## LIVING ROOM:

13' 5" x 8' 12" (4.090m x 2.742m)

Double panelled radiator, laminate wood flooring, storage cupboard off



## KITCHEN / DINING AREA:

13' 1" x 7' 3" (3.991m x 2.205m)

Range of high and low level cupboards, integrated oven and hob, plumbed for washing machine, stainless steel extractor fan, stainless steel sink unit enclosed gas boiler



**LANDING:**

Roofspace access

**BEDROOM (1):**

13' 6" x 9' 2" (4.120m x 2.787m)

Single panelled radiator, feature fireplace

**BEDROOM (2):**

10' 7" x 7' 11" (3.235 m x 2.417m)

Single panelled radiator

**BATHROOM:**

Panelled bath with chrome attachments, push button wc, pedestal wash hand basin, single panelled radiator

**OUTSIDE:**

Enclosed front and rear Gardens



## VIEWING

By appointment through agents

## CAPITAL VALUE RATING ASSESSMENT: £57,000

Rates for year end April 2026: £546.80 approx

## DIRECTIONS

From the Ballysillan Road, turn into Joanmount Gardens, take right unto Meyrick Park, turn left unto Coombehill Park and the property is along on the left.

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



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