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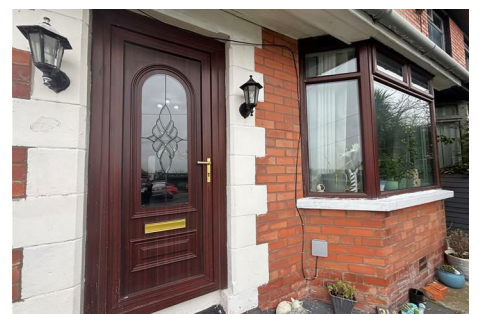
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 314 Ballysillan Road , Belfast, BT14 6RA

### Offers In The Region Of £139,950

Handsome Period Red Brick Extended Semi Detached Villa Holding A Prime Main Road Position Within This Highly Admired Residential Location.

A magnificent example of this most attractive period red brick semi detached villa holding a prime elevated position set within this highly desirable residential location. The extended interior comprises 3 bedrooms, lounge, extended living room, lounge into bay, modern fitted kitchen and classic white bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, gas fired central heating and extensive use of wood laminate and ceramic floor coverings and has benefited from improvement works in recent times with replacement cavity wall ties and repointing. Low maintenance gardens and a detached garage combines with low outgoings and the most convenient location with leading schools, superb local shopping and public transport on its doorstep. Early viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
Northern Ireland		EU Directive 2002/91/EC

# 314 Ballysillan Road

, Belfast, BT14 6RA



- Extended Attractive Red Brick Period Semi Detached Villa
- Upvc Double Glazed Windows
- Classic White Bathroom
- Garage And Private Gardens
- 3 Bedrooms 2 Reception Rooms
- Gas Central Heating
- Elevated Main Road Position
- Spacious Modern Fitted Kitchen
- Spacious Fitted Kitchen
- Repointed New Cavity Wall Ties

### Entrance Hall

Upvc double glazed entrance door, panelled radiator, wood laminate floor, under stairs cloaks wall mounted gas boiler.

### Lounge into Bay

11'8" x 10'2" (3.58 x 3.12)  
Attractive fireplace tiled inset, wood laminate floor, panelled radiator.

### Extended Living Room

19'3" x 10'2" (5.87 x 3.10)  
Wood laminate floor, panelled radiator

### Kitchen

14'7" x 6'3" (4.47 x 1.93)  
Single drainer stainless steel sink unit, extensive range of high and

low level units, formica worktops, built-in under oven and gas hob, stainless steel canopy extractor fan, plumbed for washing machine, fridge/freezer space, pvc panelled walls, ceramic tiled floor, pvc ceiling, panelled radiator, upvc double glazed rear door.

### First Floor

Airing cupboard.

### Bathroom

Classic white suite comprising panelled bath, thermostatically controlled shower unit, electric shower pedestal wash hand basin, low flush wc, pvc panelled walls, ceramic tiled floor, pvc ceiling, recessed lighting.

### Bedroom

10'9" 10'5" (3.30 3.18)  
Panelled radiator.

### Bedroom

9'10" x 9'1" (3.00 x 2.77)  
Panelled radiator

### Bedroom

6'5" x 5'10" (1.98 x 1.78)  
Panelled radiator

### Outside

Gardens mature front in lawn, shrubs and flower beds. Hard landscaped rear garden in patio and sun decking. Garden shed outside light and tap.

### Detached Garage

Up and over door, light and power. Drive way with carparking bay.



### Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

