

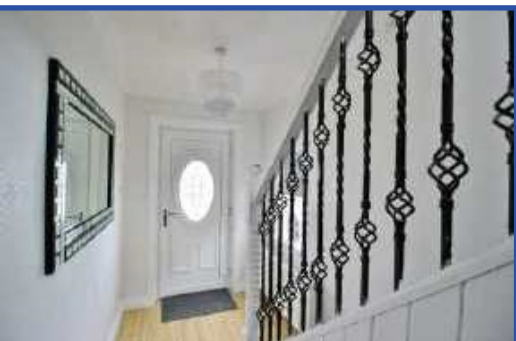


## 8 Ballysillan Park, Belfast

**Offers In The Region Of £119,950**

**Stunning Extensively Modernised Luxury Red Brick Semi Detached Villa**

Situated within this ever popular and most convenient residential location this luxuriously appointed red brick semi detached villa will have immediate appeal. The modern interior comprises 3 bedrooms, 2 reception rooms, luxury fitted kitchen incorporating integrated oven and ceramic hob, dishwasher and fridge/freezer with feature porcelain tiled floor and contemporary white bathroom suite. The dwelling further offers gas central heating, pvc fascia and eaves, new rainwater goods, extensive use of wood laminate flooring, uPvc double glazed windows and doors and has benefited from an extensive modernisation programme in recent times. Excellent gardens with extensive rear with sun decking and detached garage make this the perfect family home.





#### Entrance Hall

UPvc double glazed entrance door, double panelled radiator, cornice ceiling, wood laminate floor, under stairs storage, wall mounted gas boiler.



#### Lounge 4.24 x 3.18 (13'11" x 10'5")

Double panelled radiator, cornice ceiling, wood laminate floor.

OPEN PLAN:



#### Dining Room 3.56 x 3.20 (11'8" x 10'6")

Double panelled radiator, cornice ceiling, wood laminate floor, uPvc double glazed patio door to decked area.



#### Kitchen 4.57 x 1.68 (15'0" x 5'6")

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, canopy extractor fan, integrated dishwasher, integrated fridge/freezer, pvc ceiling, recessed lighting, porcelain tiled floor, feature radiator, uPvc rear door.



#### First Floor

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.