



## 28 Kilcoole Gardens Ballysillan, Belfast, BT14 8LJ

**Offers In The Region Of  
£150,000**

Modern Constructed Red Brick Semi Detached Villa Incorporating A Fabulous Extended Ground Floor Bedroom and Wet Room.

Holding an excellent cul-de sac position within this most popular residential development this attractive extended semi detached villa will have immediate appeal. The spacious interior comprises 4 bedrooms one of which to the ground floor with ensuite wet room, through lounge with dining area, modern fitted kitchen and coloured bathroom suite. The dwelling further offers oil fired central heating, upvc double glazed windows and pvc fascia and eaves. Gardens are to front in lawn with small rear with the main focus of outdoor living to the side drive which has a southerly aspect and is being landscaped with astro turf and driveway. A most convenient location combines with adaptable accommodation making this unique property perfect for those requiring an downstairs bedroom with bathroom or teenagers apartment annex.

Early viewing 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	58	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 28 Kilcoole Gardens

## Ballysillan, Belfast, BT14 8LJ



- Extended Semi Detached Villa
- Oil Fired Central Heating
- Coloured Bathroom Suite
- Ground Floor Bedroom With Wet Room
- 4 Bedrooms
- Off Street Carparking
- uPvc Double Glazed Windows
- Through Lounge
- Most Convenient Location

### Open Entrance Porch

Upvc double glazed entrance door with glass panel.

### Entrance Hall

Wood laminate floor, double panelled radiator.

### Through Lounge

10'7" x 23'8" (3.23 x 7.23)

Double panelled radiator, wood laminate floor, feature fireplace with wooden surround:

### Dining Area

Wood laminate floor, double panelled radiator.

### Kitchen

8'5" x 11'2" (2.57 x 3.42)

Single drainer coloured sink, range of high and low level units, formica worktops, cooker space, extractor fan,

under counter fridge/freezer space, pvc rear door.

### Rear Lobby

Panelled radiator, 2 Velux rooflights, wooden and glass rear door.

### Extended Bedroom

13'3" x 11'8" (4.05 x 3.57)

Double panelled radiator, wood laminate floor, double doors to:

Wet Room comprising disabled shower cubicle, electric shower, wash hand basin, wc, recessed lighting.

### First Floor

Landing, built-in cupboard.

### Bathroom

Coloured suite comprising panelled bath, telephone hand shower, electric shower, pedestal wash hand basin, low

flush wc, fully tiled walls, ceramic tiled floor, towel radiator.

### Bedroom

12'0" x 10'3" (3.66 x 3.14)

Panelled radiator.

### Bedroom

11'11" x 9'7" (3.64 x 2.94)

Panelled radiator.

### Bedroom

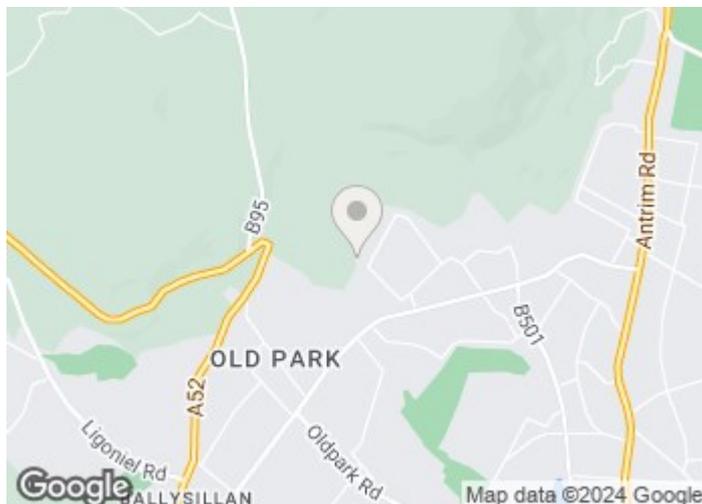
7'1" x 8'2" (2.16 x 2.51)

Panelled radiator, built-in cupboard.

### Outside

Gardens front in lawn. Large side drive extending to bottom of the rear garden. Outside living area is concentrated to the side and will have astro turf laid by the present owner.

Driveway carparking.

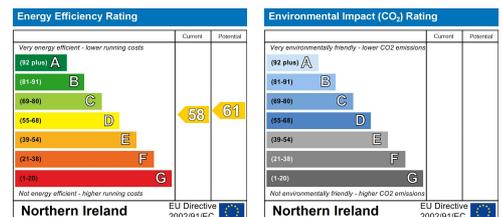


### Directions



# Floor Plan

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