



## 619 Ballysillan Road , Belfast, BT14 6RR

**Offers In The Region Of  
£269,950**

Extended And Comprehensively Re-Modelled Red Brick Detached Residence Holding a Prime Corner Site

A magnificent beautifully presented detached residence which has benefited from extensive re-modelling and improvement works in recent times. The generously proportioned interior comprises 4/3 bedrooms, 2/3 reception rooms, fitted kitchen with dining area and classic white family bathroom. The dwelling further offers uPvc double glazed windows, gas central heating, pvc fascia and eaves, utility area and has benefited from rewiring in 1995. Landscaped gardens and a walled corner site with ample carparking and feature decked area combines with the perfect location with excellent local amenities, leading schools, parks and public transport all within walking distance. Internal inspection 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>	58	61
(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		

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, Belfast, BT14 6RR



- Extended Detached Villa
  - Gas Fired Central Heating
  - Pvc Facia And Eves
- 4/3 Bedrooms 2/3 Receptions
  - Upvc Double Glazed Windows
  - Corner Site With Sun Deck
- Superb Fitted Kitchen With Dining
  - Modern White Family Bathroom

**Entrance Hall**

UPvc double glazed entrance door, ceramic tiled floor. panelled radiator

**Furnished Cloakroom**

White suite comprising vanity unit, low flush wc, fully tiled walls, ceramic tiled floor.

**Lounge**

16'4" x 11'1" (4.98 x 3.39)  
Feature fireplace, wood laminate floor, double panelled radiator.

**Study**

16'4" x 7'2" (4.98 x 2.20)  
Wood laminate floor, double panelled radiator.

**Kitchen**

18'6" x 10'11" (5.64 x 3.331)  
Single drainer stainless steel sink unit, extensive range of high and low level

units, mourne granite worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, fridge freezer space, partly tiled walls, ceramic tiled floor, recessed lighting.

**Utility Area**

Plumbed for washing machine and tumble dryer space, ceramic tiled floor, Upvc double glazed rear door.

**Snug/Bedroom**

11'7" x 10'9" (3.54 x 3.30)  
Panelled radiator

**First Floor**

Landing

**Bedroom**

11'3" x 11'0" (3.44 x 3.36)  
Wood laminate floor, panelled radiator

**Bedroom**

17'3" x 6'11" (5.28 x 2.12)  
Panelled radiator

**Bedroom**

10'9" x 10'5" (3.28 x 3.20)  
Panelled radiator.

**Bathroom**

Modern white suite comprising panelled bath, shower cubicle, electric shower unit, vanity unit, low flush wc, partly tiled walls, part Pvc panelled walls, ceramic tiled floor, feature radiator, concealed gas boiler.

**Roof Space**

Slingsby type ladder floored and sheeted, panelled radiator, velux rooflight.

**Outside**

Walled landscaped gardens front side and rear in lawns, shrubs and raised flowerbeds, feature sun deck, gated side path, outside light and tap, gated driveway ample car parking .



**Directions**





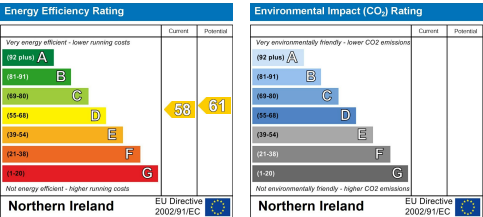
Floor Plan

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Total Area: 124.5 m² ... 1341 ft²  
All measurements are approximate and for display purposes only

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