



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		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	

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- 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

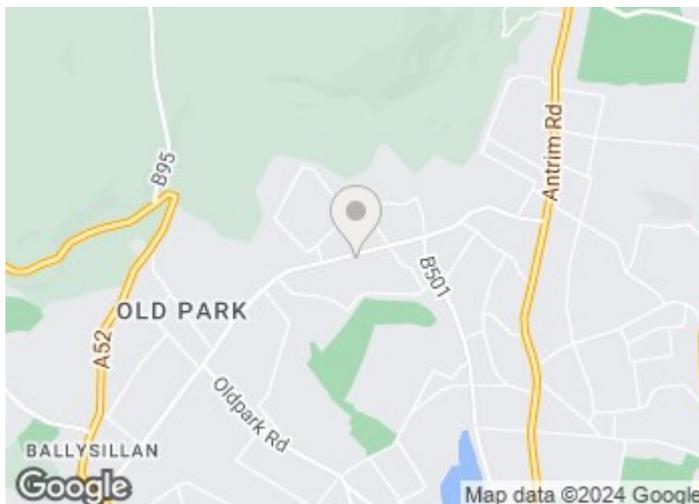
Modern white suite comprising panelled bath, shower cubicle, electric shower unit, vanity unit, low flush wc, partly tiled walls, part Pvc panelled walls, ceramic tiled floor, feature radiator, concealed gas boiler.

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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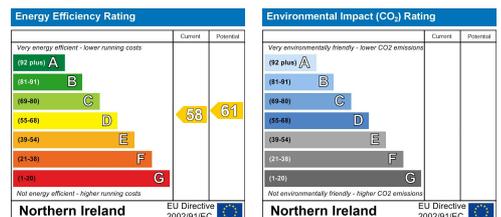
Ground Floor

First Floor

Total Area: 124.5 m² ... 1341 ft²

All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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