



## 1 Jellicoe Park , Belfast, BT15 3JZ

**£179,950**

Superb Extended And Modernised Red Brick Semi Detached Villa Holding A Quiet Prime Cul De Sac Position.

A fabulous extended red brick semi detached villa holding a quiet cul de sac position set within this most popular location. The beautifully presented interior comprises 3 bedrooms, 2 reception rooms with patio doors to decked area with open plan fitted kitchen and extended bathroom in white suite with separate shower cubicle. The dwelling further offers upvc double glazed windows and exterior doors, gas central heating, pvc fascia and eaves, built-in mirrored slider robes and has benefited from a programme of improvement works in recent times.

A detached garage and private mature gardens combine with a most convenient location with leading schools, excellent shopping, leisure facilities and public transport all close by.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 1 Jellicoe Park

, Belfast, BT15 3JZ



- Extended Red Brick Semi Detached Villa
- 2 Reception Rooms
- Gas Central Heating
- Detached Garage.
- Cul De Sac Position
- Open Plan Fitted Kitchen
- Upvc Double Glazed Windows & Exterior Doors
- 3 Bedrooms
- Extended Classic White Bathroom
- Pvc Fascia & Eaves

## Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

## Entrance Hall

Wood laminate floor, panelled radiator, understairs cloaks, concealed gas boiler, feature glass block wall. Wood laminate floor.

## Lounge

11'9" x 10'3" (3.58m x 3.12m)  
Double panelled radiator.

## Dining Room

12'3" x 10'3" (3.73m x 3.12m)  
Built-in shelving, panelled radiator, upvc double glazed patio doors to deck., exposed timber floor.

## Kitchen

32'9" x 9'10" x 32'9" x 0'0" (10'3" x 10'0")  
Single drainer stainless steel sink unit, extensive range of low level units, formica

worktops, cooker space, stainless steel canopy extractor fan, fridge/freezer space, partly tiled walls, wood laminate floor, built-in shelving, recessed lighting, double panelled radiator.

## First Floor

### Extended Bathroom

Modern white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, shower cubicle, electric shower, chrome radiator, partly tiled walls, ceramic tiled floor, recessed lighting, airing cupboard.

### Bedroom

11'10" x 8'5" (3.61 x 2.57)  
Extensive range of built-in mirrored robes, slider robes, exposed timber floor, panelled radiator.

### Bedroom

11'8" x 10'9" (3.56 x 3.28)  
Panelled radiator.

## Bedroom

8'5" x 7'1" (2.59 x 2.18)  
Wood laminate floor, double panelled radiator, built-in robe.

## Roofspace

Slingsby type ladder, sheeted and floored, velux window, panelled radiator, under eaves storage and electric light.

## Gardens

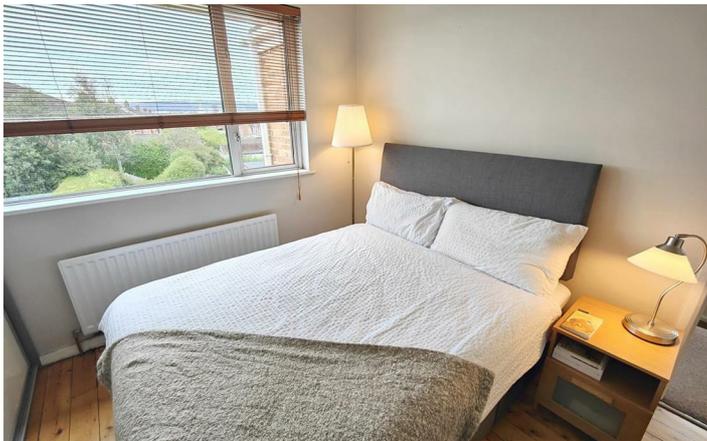
Gardens front and private enclosed rear in lawns, shrubs and flowerbeds, feature decked area, patio area, outside light and tap.

## Detached Garage

19'3" x 8'11" (5.88 x 2.72)  
Up and over door, light and power, plumbed for washing machine, tarmac driveway with car parking bay.



## Directions



# Floor Plan

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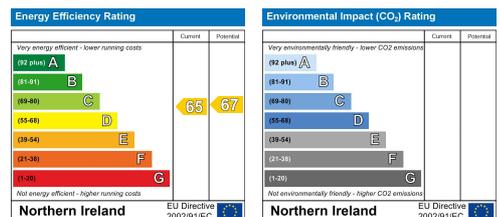


Ground Floor

First Floor

Total Area: 85.6 m<sup>2</sup> ... 921 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

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