



31 Ballysillan Crescent , Belfast, BT14 8HR

Offers Around £119,950

Stunning Luxuriously Appointed Town Terrace Overflowing With Extras A Must See Property Book to View Immediately

Holding an elevated position within a cul de sac location this magnificent town terrace has benefited from extensive improvement works creating the most luxurious family home. The beautifully presented interior comprises 3 bedrooms, through lounge, luxury fitted kitchen incorporating built-in oven and hob and modern white bathroom. The dwelling further offers UPvc double glazed windows, gas central heating, built-in mirrored slider robes, positive input ventilation system, extensive use of wood laminate flooring and has benefited from an impressive programme of improvement works in past years. Private rear garden with feature garden room and outside Tahiti bar combines with a convenient location to make this a home worthy of your immediate attention.

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	67	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

31 Ballysillan Crescent

, Belfast, BT14 8HR



- Luxury Town House
- Upvc Double glazed Windows
- Cul de Sac Position
- Highest Presentation
- 3 Bedrooms Through Lounge
- Gas Central Heating
- Fabulous Garden Room
- Modern White Bathroom
- luxury Fitted Kitchen
- P.I.V system

ENTRANCE HALL

Upvc double glazed entrance door, double panelled radiator.

Through Lounge

10'10" x 20'6" (3.30 x 6.25)

Wood laminate floor, double panelled radiator.

Dining Area

Panelled radiator.

KITCHEN

13'3" x 13'11" (4.04 x 4.24)

Single bowl single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and gas hob, splash back, stainless steel extractor fan, plumbed for washing machine, fridge/freezer space, tall larder, partly tiled walls, double panelled radiator, under stair storage

,concealed gas boiler, porcelain tiled floor, Upvc double glazed rear door.

LOBBY

Wood laminate floor, uPvc double glazed door.

FIRST FLOOR

Landing, P.I.V

BEDROOM

12'9" x 10'5" (3.89 x 3.18)

Panelled radiator.

BATHROOM

Modern white suite comprising panelled bath, shower screen, thermostatically controlled drench shower, telephone hand shower, vanity unit, low flush wc, feature radiator. Pvc panelled walls and ceiling recessed lighting, wood laminate floor.

BEDROOM

10'5" x 7'0" (3.18 x 2.13)

Panelled radiator.

BEDROOM

12'5" x 10'10" (3.78 x 3.30)

Panelled radiator.

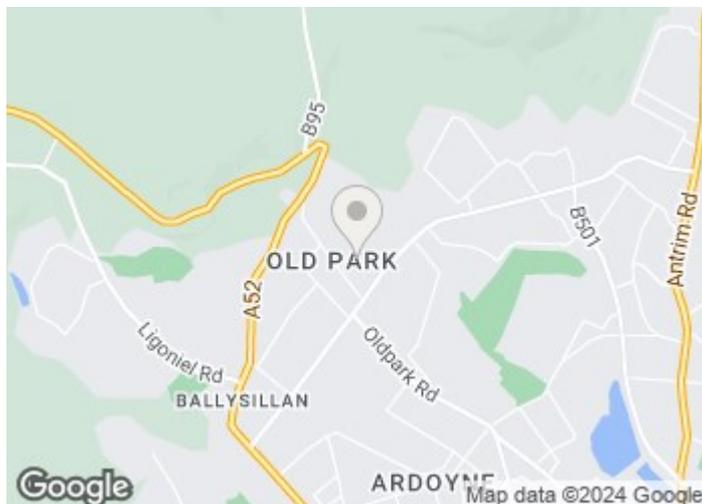
OUTSIDE

Hard landscaped front garden in stone chip, rear garden in lawns shrubs and flowerbeds. outside light and tap Tahiti Bar

Garden Room

13'2" x 7'6" (4.03 x 2.29)

Patio double glazed entrance doors and window, insulated ,light and power, bar and bench seating.



Directions



Floor Plan

31, Ballysillan Crescent, BELFAST, BT14 8HR



Ground Floor

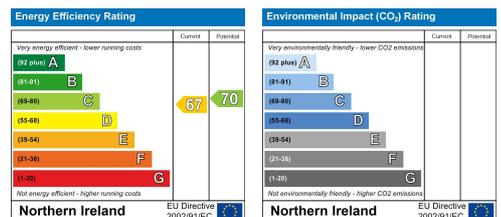


First Floor

Total Area: 80.5 m² ... 867 ft²

All measurements are approximate and for display purposes only

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