



ULSTER PROPERTY SALES

UPS

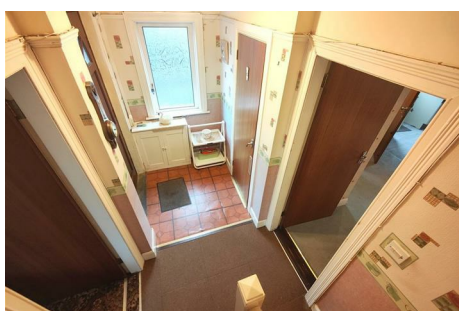
CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



2 Ballysillan Road , Belfast, BT14 7QP

Offers Around £139,950

Impressive Extended Semi Detached Villa Holding A Prime Corner Site In This Most Popular Location.

Holding a prime corner position in this most popular Ballysillan Road location, this impressive extended semi detached villa will have immediate appeal. The spacious interior comprises 3 bedrooms, 2 reception rooms with lounge into bay, living room open plan to dining, modern fitted kitchen, downstairs furnished cloakroom and contemporary fully tiled bathroom suite. The dwelling further offers gas fired central heating, pvc double glazed windows, pvc fascia and eaves, new rainwater goods and has been superbly maintained and updated with obvious further potential. Externally the property offers twin driveways, detached garage and mature gardens to enjoy. This much loved family home is a superb opportunity - Early Viewing is recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	58	67
EU Directive 2002/91/EC		

2 Ballysillan Road , Belfast, BT14 7QP



- Impressive Extended Semi Detached Villa
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Superb Opportunity In Popular Location
- Superb Corner Site In This Most Popular Location
- Contemporary Bathroom Suite
- Pvc Fascia, Eaves, New Rainwater Goods
- 3 Bedrooms, 2 Reception Rooms
- Upvc Double Glazed Windows & Doors
- Twin Driveways, Detached Garage

Entrance Hall

Hardwood entrance door, picture rail, understairs storage..

Furnished Cloakroom

Modern white bathroom suite comprising pedestal wash hand basin, low flush wc, tiled splashback.

Lounge

12'3" x 10'11" into bay (3.75 x 3.35 into bay) Picture rail, cornicing, double panelled radiator.

Living Room

18'2" x 16'9" at widest (5.55 x 5.13 at widest) Picture rail, panelled radiator.

Open plan to Dining:

Double panelled radiator.

Kitchen

14'11" x 7'2" (4.57 x 2.20) Stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing cooker, extractor fan, fridge freezer space, plumbed for washing machine, partially tiled walls, wood laminate floor, panelled radiator, pvc rear door.

First Floor

Landing, hotpress storage, access to roofspace.

Bathroom

Contemporary bathroom suite comprising shower cubicle, electric shower, vanity unit, low flush wc, pvc panelled walls, Lvf flooring.

Bedroom

10'9" x 10'9" (3.28 x 3.30) Built-in storage, panelled radiator.

Bedroom

8'8" x 7'6" (2.65 x 2.31)

Bedroom

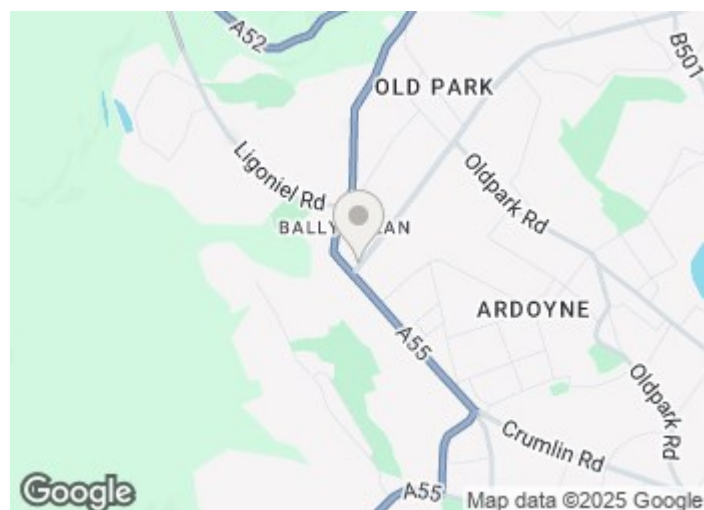
9'9" x 8'9" (2.99 x 2.69) Panelled radiator.

Detached Garage

Up and over door.

Outside

Twin tarmac driveway parking via ornate gates. Landsacaped gardens front, side and rear with mature lawn, hedging, flowerbeds, outside tap.



Directions



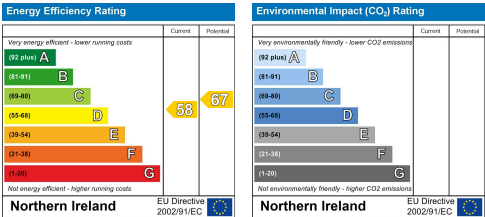
Floor Plan

2 Ballysillan Road, BELFAST, BT14 7QP



Total Area: 77.6 m² ... 835 ft² (excluding garage)
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
©Ulster Property Sales is a Registered Trademark