



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 282 Ballysillan Road , Belfast, BT14 6RA

**Offers Over £145,000**

Stunning Luxuriously Appointed Red Brick Semi Detached Villa Overflowing With Extras.

Holding an elevated position within this most popular location this stunning semi detached villa has benefited from extensive improvement works creating the most luxurious family home. The beautifully presented interior comprises 3 bedrooms, lounge, luxury fitted kitchen incorporating built-in oven, microwave, hob, utility space and dining area with pvc double doors to the private rear gardens and modern white bathroom. The dwelling further offers UPvc double glazed windows, doors, pvc fascia and eaves, gas central heating, extensive use of wood laminate and ceramic flooring and has benefited from an impressive programme of improvement works in past years. Private hard landscaped rear gardens combines with a most popular and convenient location to make this a home worthy of your immediate attention - Early Viewing is 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

# 282 Ballysillan Road , Belfast, BT14 6RA



- Stunning Red Brick Semi Detached Villa
- Dining Area With Pvc Double Doors
- Upvc Double Glazed Windows & Doors
- Highest Presentation
- 3 Bedrooms, Lounge
- Contemporary Bathroom Suite
- Pvc Fascia & Eaves
- Luxury Fitted Kitchen
- Gas Central Heating
- Private Hard Landscaped Gardens

## Entrance Hall

Over door canopy, uPvc double glazed entrance door, wood laminate floor, panelled radiator.

## Lounge

10'5" x 9'10" (3.18 x 3.00)  
Wood laminate floor, double panelled radiator.

## Kitchen

25'4" x 7'8" (7.72m x 2.34m)  
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in high level oven, microwave and ceramic hob, integrated extractor fan, integrated dish washer, partly tiled walls, wood laminate floor, recessed lighting.

Open Plan:

## Dining Area

Double panelled radiator, wood laminate floor, uPvc double glazed French doors to decked area.

## Utility

Plumbed for washing machine, tumble dryer space, wall mounted gas boiler.

## First Floor

Landing.

## Bedroom

11'0" x 9'11" (3.35 x 3.02)  
Panelled radiator.

## Bedroom

10'0" x 10'0" (3.05 x 3.05)  
Panelled radiator.

## Bedroom

6'6" x 6'2" (1.98 x 1.88)  
Panelled radiator.

## Bathroom

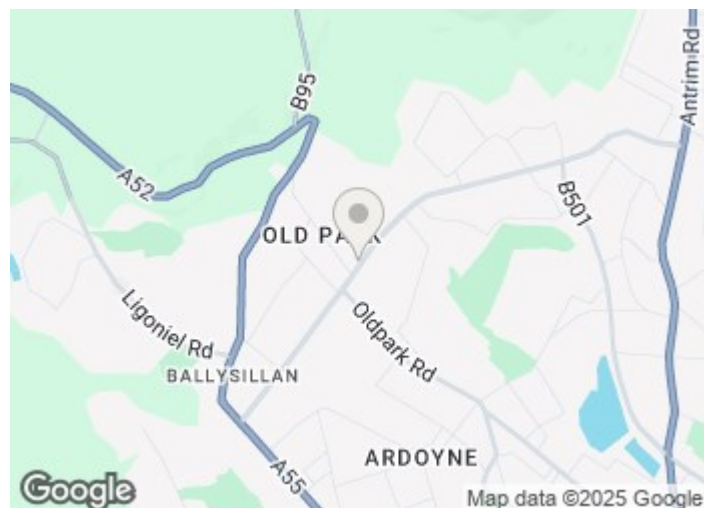
Contemporary white suite comprising panelled bath, telephone hand shower, shower screen, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator, recessed lighting.

## Storage

14 x 8 (4.27m x 2.44m)  
Power and lighting.

## Outside

Landscaped gardens front and rear in lawns, shrubs and flowerbeds, patio to rear, paved driveway, car parking bay, gated.



## Directions





Floor Plan

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