



ULSTER PROPERTY SALES

# UPS

**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 9 Ballysillan Close , Belfast, BT14 7RD

**Offers Over £217,500**

Superb Modern Constructed Semi Detached Villa Within A Landscaped Courtyard Setting.

A unique opportunity to purchase a modern constructed semi detached villa with a stunning interior set within this most popular section of the Ballysillan Road. The spacious accommodation comprises 3 bedrooms, principal with en-suite shower room and balcony, 2 reception rooms with lounge into bay, dining with patio doors to garden and open plan fitted kitchen and modern white family bathroom suite. The dwelling further offers uPvc double glazed windows, downstairs furnished cloakroom, gas central heating, extensive use of ceramic tiled floor coverings throughout, private car parking and all the benefits of a modern built home with a superb turn key finish.

Early viewing strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
Northern Ireland		EU Directive 2002/91/EC

# 9 Ballysillan Close

, Belfast, BT14 7RD



- Superb Modern Constructed Semi Detached Villa
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Highest Presentation
- 3 Bedrooms, Principal Bedroom with Ensuite
- Deluxe White Family Bathroom
- Downstairs Furnished Cloakroom
- 2 Reception Rooms
- Gas Central Heating
- Cul De Sac Setting

## Entrance Hall

Composite entrance door, understairs storage, ceramic tiled floor.

## Lounge Into Bay

15'7" x 12'0" (4.77 x 3.67)

Attractive fireplace, ceramic tiled floor, double panelled radiator.

## Dining Area

16'2" x 8'9" (4.95 x 2.68)

Ceramic tiled floor, double panelled radiator, pvc double patio doors to rear.

## Kitchen

11'3" x 8'9" (3.44 x 2.69)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, range cooker space, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, plumbed for

dishwasher, ceramic tiled floor, recessed lighting.

## Furnished Cloakroom

Pedestal wash hand basin, low flush wc, panelled radiator, ceramic tiled floor.

## First Floor

Landing, built-in storage, slingsby ladder to roofspace.

## Bathroom

Modern white bathroom suite comprising panelled bath, thermostatically controlled shower unit, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor, extractor fan.

## Bedroom

8'11" x 7'11" (2.74 x 2.42)

Double panelled radiator.

## Bedroom Into Bay

14'7" x 10'10" (4.47 x 3.32)

Built-in storage, double panelled radiator.

## Bedroom

11'0" x 10'5" (3.37 x 3.20)

Balcony with railing, panelled radiator.

## Ensuite

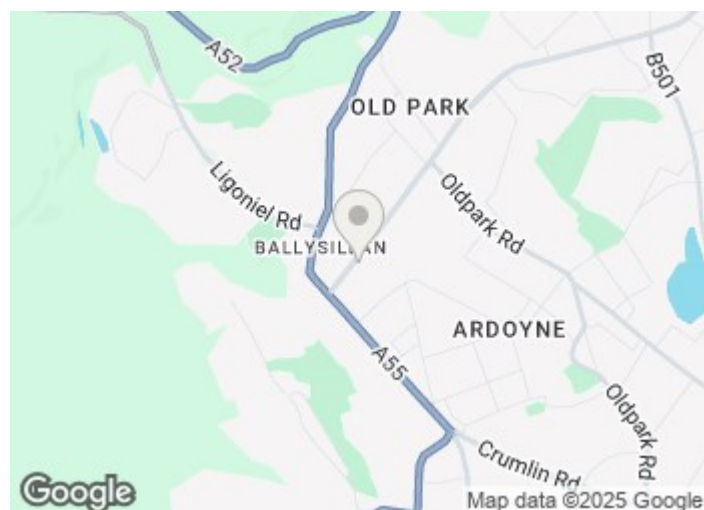
Modern white bathroom suite comprising shower cubicle, telephone handset shower, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator.

## Roofspace

18'0" x 9'0" (5.50 x 2.75)

## Outside

Front garden with driveway and carparking space, enclosed rear patio garden in brick pavers, garden shed, outside light and tap



## Directions





Floor Plan

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.

