



ULSTER PROPERTY SALES

# UPS

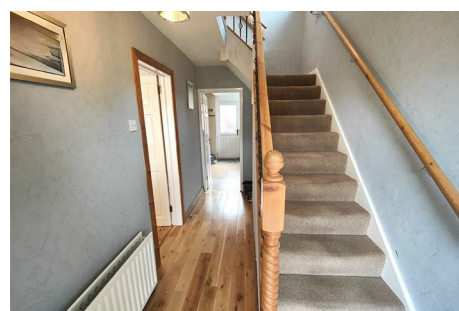
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 36 Jellicoe Drive , Belfast, BT15 3LA

**Offers Around £149,950**

Superb Opportunity To Purchase An Extended Red Brick Semi Detached Villa Within This Ever Popular Cul De Sac Location.

An exceptional extended family home well appointed throughout overflowing with excellent features. The interior comprises 3 bedrooms, lounge, fitted kitchen incorporating built in oven and hob with dining/living area off, downstairs bathroom to "wetroom" standards and first floor modern white family bathroom. The dwelling further offers uPvc double glazed windows, oil fired central heating, uPvc fascia and eaves and replacement rainwater goods. Hard landscaped private gardens to front and rear with matching detached garage combines with a most convenient location with leading schools, excellent local shopping and public transport all close by and the City a short commute away - Early viewing strongly recommended for this much loved family home.

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

# 36 Jellicoe Drive

## , Belfast, BT15 3LA



- Superb Extended Red Brick Semi Detached Villa
- Open Plan To Living/Dining
- UPvc Double Glazed Windows
- Sought After Cul De Sac Location
- 3 Bedrooms 1 Plus Receptions
- Downstairs Bathroom
- Oil Fired Central Heating
- Extended Fitted Kitchen
- Modern Family Bathroom
- Driveway Parking Detached Garage

### Entrance Hall

uPvc double glazed door, under stairs storage, double panelled radiator, wood laminate floor.

### Lounge

15'6" x 12'0" (4.74 x 3.66)

Wood laminate floor, double panelled radiator.

### Kitchen

17'9" x 18'6" at widest (5.42 x 5.65 at widest)

Composite single drainer sink unit, extensive range of high and low level units, formica worktops, free standing cooker, integrated extractor fan, fridge/freezer space, plumbed for washing machine/dish washer, wood laminate floor, partly tiled walls, panelled radiator.

### Living/Dining

Wood laminate floor, double panelled radiator.

### Bathroom

Modern white bathroom suite comprising walk in shower, electric shower, vanity unit, low flush wc, pvc panelled walls, panelled radiator, extractor fan.

### First Floor

Access to floored roofspace,

### Bedroom

7'8" x 9'4" (2.36 x 2.85)

Wood laminate floor, double panelled radiator.

### Bedroom

13'5" x 10'9" (4.09 x 3.28)

Wood laminate floor, panelled radiator.

### Bedroom

12'3" x 10'2" (3.74 x 3.11)

Wood laminate floor, panelled radiator.

### Bathroom

Fully tiled modern white bathroom suite comprising walk in shower, electric shower, vanity unit, low flush wc, partially tiles walls, ceramic tiled floor, double panelled radiator, recessed lighting.

### Detached Garage

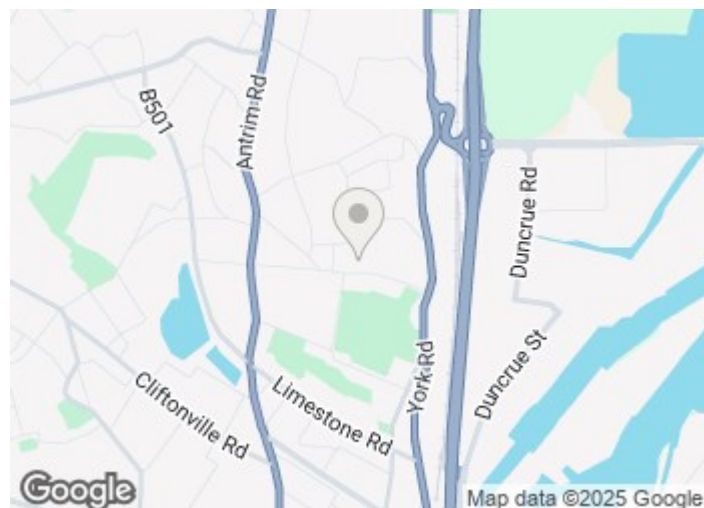
13'9" x 9'5" (4.21 x 2.89)

Plumbed for washing machine, up and over door.

### Outside

Ample driveway parking. Hard landscaped garden to front in boundary wall and artificial grass. Private rear in patio, outside tap and light, pvc oil tank.

Open plan:



### 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.

