

35 Ballysillan Crescent , Belfast, BT14 8HR

Offers Around £95,000

Superb Town Terrace Holding A Prime Elevated Site Within This Most Convenient Cul De Sac Location.

Situated within this ever popular and convenient cul de sac location this superb 3 bedroom town terrace holding a prime elevated site with delightful views offers the perfect accommodation for a young couple, first time buyer or investor alike. The spacious interior comprises 3 bedrooms, through lounge, fitted kitchen with excellent storage and classic white bathroom suite. The dwelling further offers oil fired central heating, single glazed windows in hardwood frames, extensive use of wood laminate floor coverings and has been well maintained over the years but requires improvements to maximise the obvious potential. Mature gardens and excellent storage combines with a most convenient location to make this an opportunity not to be missed - Early Viewing is highly 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		
		EU Directive 2002/91/EC

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- Superb Town Terrace
- Fitted Kitchen
- Single Glazed Windows
- Most Convenient Location
- 3 Bedrooms
- Classic White Bathroom
- Mature Gardens
- Through Lounge
- Oil Fired Central Heating
- Delightful Views

Entrance Hall

Upvc double glazed entrance door. 3'4" x 6'0" (1.02 x 1.85)
Lvf flooring, panelled radiator.

Lounge

20'6" x 11'5" (6.27 x 3.48)
Double panelled radiator x 2.

Kitchen

13'7" x 13'4" at widest (4.16 x 4.08 at widest)
Bowl and a half stainless steel sink unit, range of high and low level units, formica worktops, cooker space, integrated extractor fan, fridge/freezer space, plumbed for washing machine, Lvf flooring, understairs storage, hardwood door to rear, double panelled radiator.

Storage

3'4" x 6'0" (1.02 x 1.85)

First Floor

Landing, access to roofspace.

Bathroom

Classic fully tiled white suite comprising panelled bath, shower screen, electric shower, pedestal wash hand basin, low flush wc, partially tiled walls, partially pvc panelled walls, hotpress storage, panelled radiator.

Bedroom

12'4" x 10'8" (3.77 x 3.27)
Wood laminate floor, panelled radiator.

Bedroom

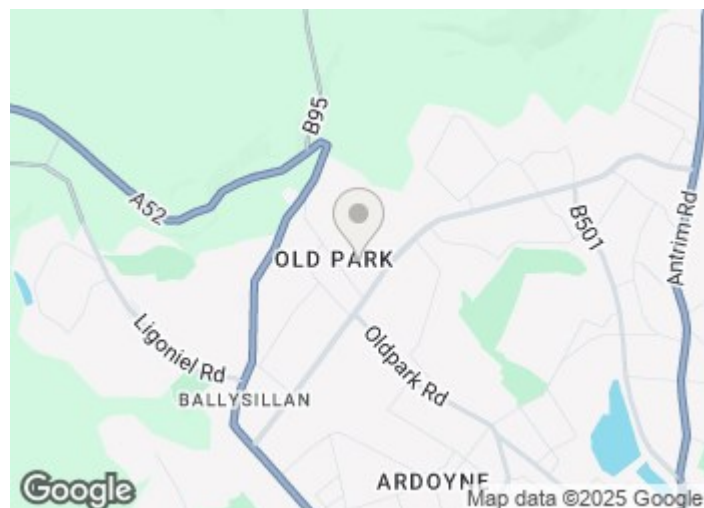
10'2" x 7'1" (3.12 x 2.17)
Wood laminate floor, panelled radiator.

Bedroom

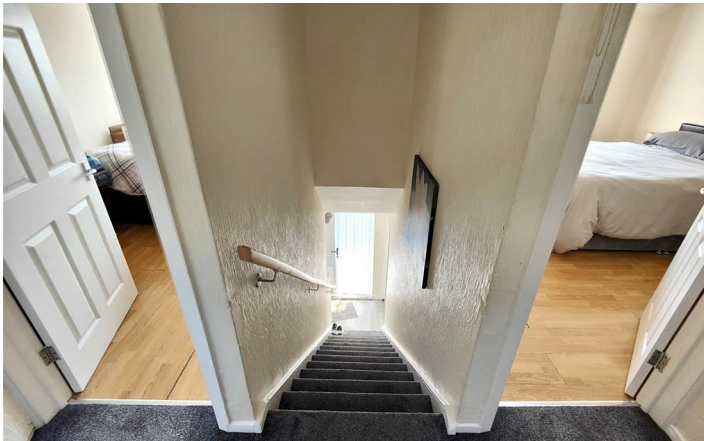
13'6" x 10'1" at widest (4.14 x 3.09 at widest)
Wood laminate floor, double panelled radiator, built-in storage.

Outside

Enclosed front and rear in mature lawn. Rear in patio, mature lawn, patio, vertical panel fencing, pvc oil tank, boiler house, outside light.



Directions



Floor Plan

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