



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



616 Ballysillan Road , Belfast, BT14 6RP

Offers Over £225,000

Impressive Semi Detached Family Home Holding A Prime Corner Site Just A Short Stroll From The Cavehill Country Park.

An impressive period red brick semi detached villa holding a prime position within this most sought-after residential location just a short stroll from the Cavehill Country Park, the Cavehill Road and its many premier amenities. The spacious interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen, furnished cloakroom, modern white bathroom suite. The dwelling further offers oil fired central heating, uPvc double glazed windows and has undergone improvement works in recent times to include pvc fascia, eaves and replacement rainwater goods while still offering obvious further potential. A matching detached garage, ample car parking and extensive mature gardens combines with the most sought after location with excellent public transport, leading schools and excellent shopping all within walking distance close by makes this the perfect family home - Early viewing is strongly recommended.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (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 |

616 Ballysillan Road

, Belfast, BT14 6RP



- Impressive Semi Detached Family Home
- Fitted Kitchen
- Pvc Fascia Eaves Replacement Rainwater Goods
- Short Stroll To The Cavehill Country Park
- Oil Fired Central Heating
- Detached Garage
- 3 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Superb Mature Gardens

Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

Entrance Hall

Understairs storage, panelled radiator.

Lounge into Bay

12'8" x 12'6" (3.88 x 3.82)
Double panelled radiator.

Living Room

10'10" x 12'3" (3.31 x 3.75)
Double panelled radiator.

Kitchen

7'8" x 6'9" (2.36 x 2.08)
Single drainer stainless steel sink

unit, range of high and low level units, tall larder, formica work top, 12'0" x 11'11" (3.66 x 3.64) cooker space, fridge freezer space, Panelled radiator plumbed for a washing machine, partially tiled walls, wood laminate floor, panelled radiator.

Furnished Cloakroom

Modern white suite comprising low flush WC, wood laminate floor, hardwood door to rear.

First Floor

Landing, access to roofspace, picture window.

Bedroom

12'4" x 11'9" (3.76 x 3.60)
Panelled radiator.

Bedroom

12'0" x 11'11" (3.66 x 3.64)
cooker space, fridge freezer space, Panelled radiator

Bedroom

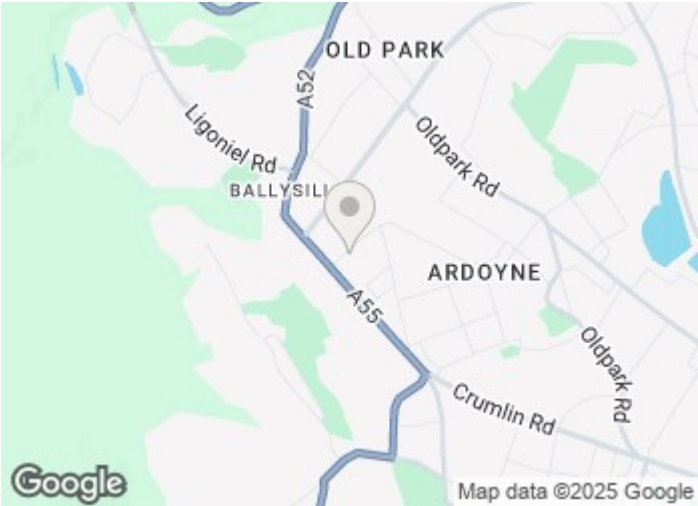
9'1" x 9'8" (2.77 x 2.95)
Panelled radiator

Detached Garage

18'11" x 9'8" (5.79 x 2.95)
Up and over door.

Outside

Mature Gardens front, side and rear in lawns, shrubs, flower beds and mature hedging. Outside tap, patio area, coal store, pvc oil tank.



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.

