

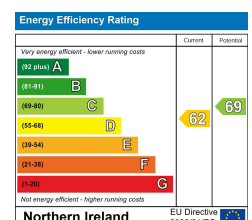


## 6 Sicily Park, Belfast, BT10 0AJ

**Offers Over £350,000**

Beautifully presented and extended to an exceptional standard we are pleased to offer to the market this semi-detached home located just off the Upper Lisburn Road in South Belfast. The bright and spacious accommodation comprises beautiful front lounge with bay window, excellent open plan living / kitchen / dining area with a wide range of units and double doors to rear garden and ground floor W.C. The first floor comprises three bedrooms and luxury bathroom suite. Externally there is a substantial garden to rear in lawn with two patio areas and driveway to front providing ample off street parking. Gas fired central heating and PVC double glazing are also in place. With leading schools, excellent transport links and many shops and restaurants all close by, this home will appeal to many therefore early viewing is recommended.

- Beautifully Presented Extended Semi-Detached Home
- Open Plan Kitchen / Living / Dining With Range Of Integrated Appliances
- Three Bedrooms, Two With Built In Robes
- Enclosed Rear Garden In Lawn With Two Patio Areas
- Close To Leading Schools, Lisburn Road & Within Easy Commuting Distance To Belfast City Centre
- Front Lounge With Bay Window And Feature Fireplace
- Downstairs W.C
- Luxury Bathroom Suite With Bath & Walk In Shower
- Front Driveway Providing Off Street Parking
- Gas Fired Central Heating / PVC Double Glazing





**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Hardwood front door to tiled reception porch.

**RECEPTION HALL**



Tiled floor, storage under stairs.

**LOUNGE 17'0" x 13'5" (5.2 x 4.1)**



Wood floor, attractive open fire.



**KITCHEN / LIVING / DINING 29'3" x 18'4" at  
widest points (8.92 x 5.6 at widest points)**



Excellent range of high and low level units, integrated double oven, integrated fridge / freezer, gas hob, stainless steel extractor fan, integrated dishwasher, double doors to rear garden, velux windows, tiled floor to kitchen / dining area. Fireplace and wood flooring to living area.



**W.C**

Low flush W.C, wash hand basin, wooden wall panelling, tiled floor.



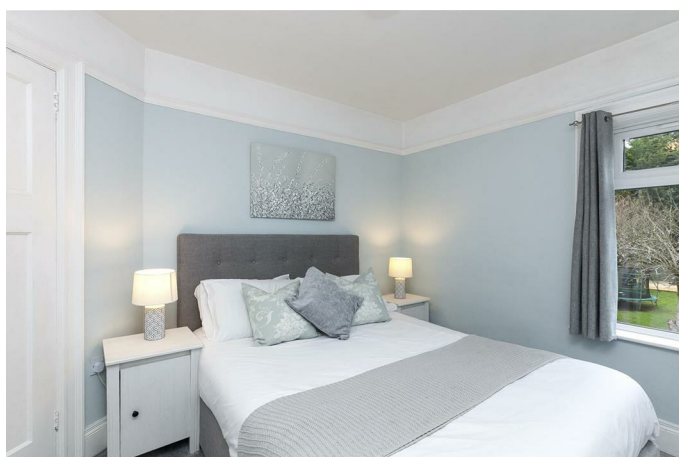
## ON THE FIRST FLOOR

### BEDROOM ONE 10'9" x 9'6" (3.3 x 2.9)



Built in robes.

### BEDROOM TWO 11'1" x 9'2" (3.4 x 2.8)



Built in robes.

### BEDROOM THREE 10'9" x 6'2" (3.3 x 1.9)



## BATHROOM



White suite comprising bath, pedestal wash hand basin, low flush W.C, walk in shower, part tiled walls, tiled floor.

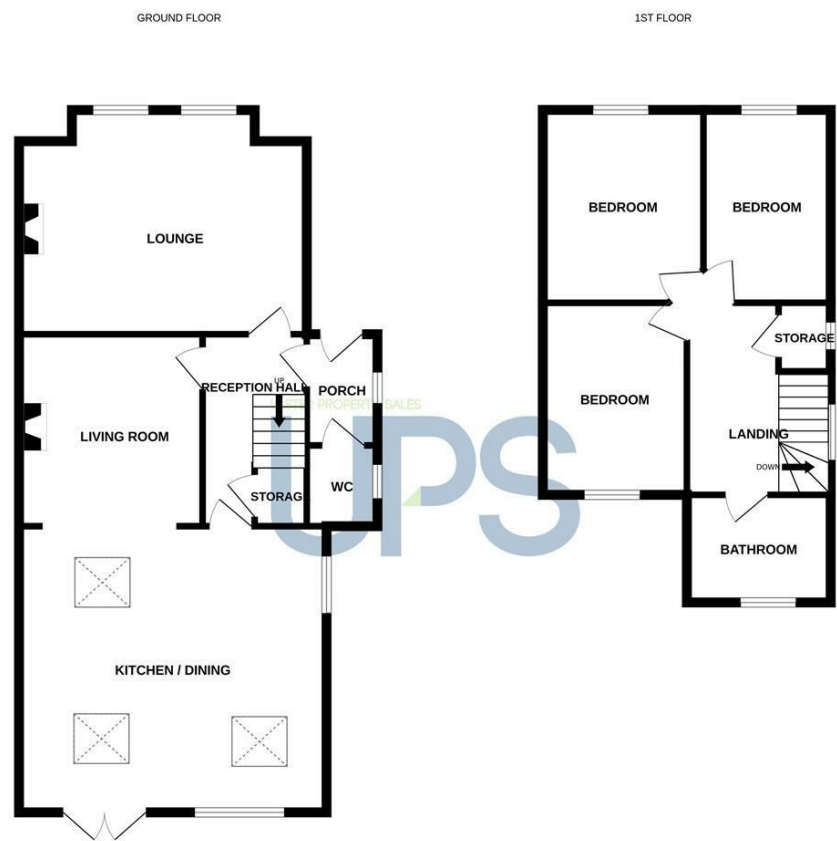
## OUTSIDE



Substantial enclosed rear garden in lawn with two patio areas. Driveway providing off street parking to front.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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