



2 Ardmillan, Fortwilliam Park, Belfast, BT15 4AW

Offers Over £259,950

- Attractive semi detached villa in highly regarded residential cul de sac
- Lounge with feature fireplace
- Oil fired central heating
- White bathroom suite
- Garden to front and rear
- 3 Bedrooms
- Kitchen open plan to dining area
- Double glazing in uPVC frames
- Convenient to many amenities
- Garage

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This modern three bed semi detached property is ideally positioned in a convenient and well regarded location, perfect for a wide range of buyers. Offering bright and well planned accommodation, the home has a contemporary feel throughout and is designed to suit modern living. It is close to schools, shops and public transport facilities, making it an excellent choice for families and professionals alike. The Antrim Road is within walking distance, providing easy access to local amenities, cafés and excellent transport links to the city. Internally, the property is well presented with neutral décor, allowing new owners to move straight in and add their own personal touch. The layout offers comfortable living and bedroom space, ideal for everyday life and entertaining. This is an attractive, low maintenance home in a highly accessible location, combining style, comfort and convenience.



Council Tax Band:



GROUND FLOOR

RECEPTION PORCH

RECEPTION HALL

LOUNGE

16'8" x 10'7"

Feature marble fireplace with gas fire, polished wood flooring

KITCHEN/ DINING

16'9" x 9'10"

Range of built in units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, display units, plumbed for washing machine, ceramic tiled flooring, double glazed patio doors, ceramic tiled flooring, downlighters

FIRST FLOOR

LANDING

Hot press in insulated copper cylinder, access to roofspace via Slingsby type ladder

BEDROOM (1)

16'6" x 8'7"

Laminate wood flooring, built in robe

BEDROOM (2)

13'3" x 7'10"

Built in slide robes

BEDROOM (3)

10'7" x 10'4"

Built in slide robes

BATHROOM

White suite panelled bath with mixer tap, telephone hand shower, low flush W/C, pedestal wash hand basin, fully tiled walls

OUTSIDE

Front: paved, stones, plants, trees and shrubs

Rear: paved, oil storage tank, light and tap

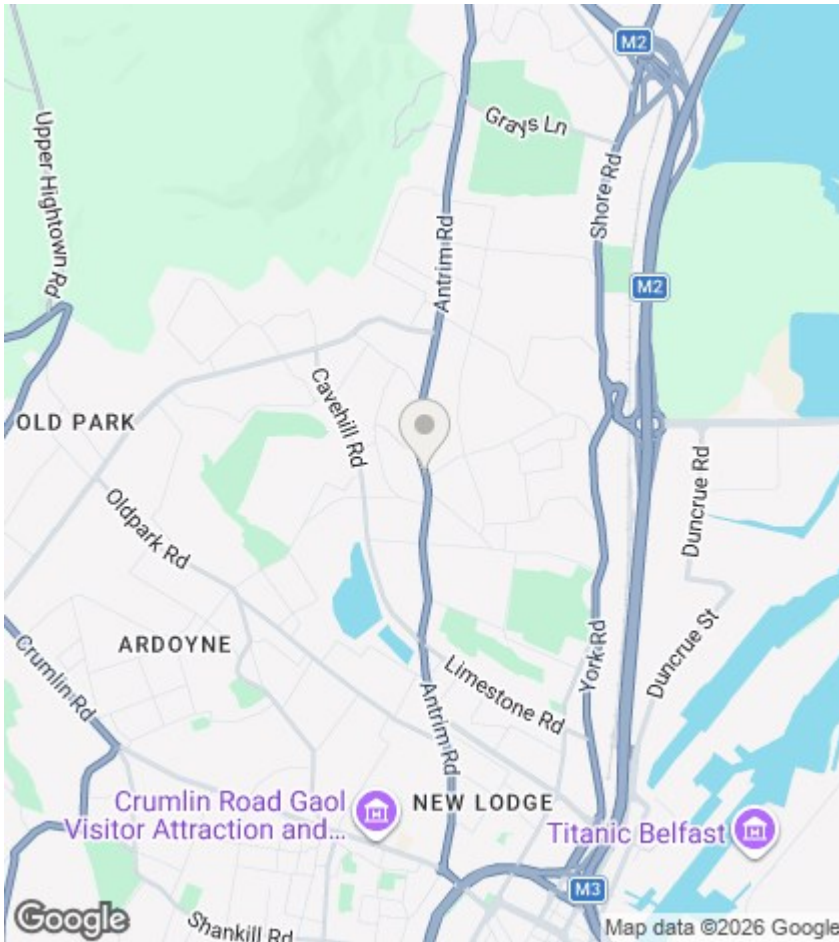
GARAGE

19'1" x 9'4"

Up and over door, light and power, oil fired boiler

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy

to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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