



15 Jellicoe Drive, Belfast, BT15 3LA

- Semi Detached Home
- Modern Fitted Kitchen
- Gas Heating
- Generous Sized Private Driveway
- Gardens Front and Rear
- Three Bedroom; Two Reception
- Bathroom; Furnished Cloakroom
- PVC Double Glazing
- Two-Car Garage
- Convenient Location

Offers Over £169,950

EPC Rating D





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens and fanlight over. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Splashback tiling to sink.

#### LOUNGE 11'2" x 10'10"

#### FAMILY ROOM 14'2" x 10'5"

Open fire in cast iron fireplace with tiled hearth and timber surround.



## **KITCHEN 9'4" x 6'11"**

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge freezer and washing machine. Fitted breakfast bar area. Splashback tiling to walls. Tile effect wood laminate floor covering. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to partially floored roof space via slingsby style ladder.

### **BEDROOM 1 12'4" x 9'8"**

Views towards Cave Hill. Exposed tongue and groove timber flooring.

### **BEDROOM 2 12'10" x 9'7"**

### **BEDROOM 3 9'1" x 7'10" (wps)**

Built in storage units. Exposed tongue and groove timber flooring.

### **BATHROOM**

White, four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully tiled walls. Access to store, with gas fired central heating boiler (installed new within recent years).

### **EXTERNAL**

Double gates leading to generous sized, paved, private driveway area.

Front garden, finished in lawn.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

Rear garden, finished in lawn and paved patio area.

## **MATCHING TWO-CAR DETACHED GARAGE 28'11" x 10'3"**

Power operated, roller shutter door. Separate service door to rear garden. Power and light.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







*Well presented, three bedroom/two reception, semi detached home with two-car garage, occupying a prime site within a popular residential development, off Skegoneill Avenue, North Belfast. The property comprises entrance hall, furnished cloakroom, lounge, separate family room, kitchen, three well-proportioned bedrooms, and family bathroom with white, four piece suite. Externally, the property enjoys generous sized paved private driveway area, two-car garage, and gardens front and rear, finished mainly in lawn. Other attributes include gas heating, PVC double glazing, convenient location, and views towards Cave Hill. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.*



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>		<b>72</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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