



14 Ballycairn Close, Milltown Road, Belfast, BT8 8HF

Asking Price £125,000

Situated just off the Milltown Road, this deceptively spacious and larger than average mid terrace home is situated in close proximity to many local amenities, such as Tesco Newtownbreda, Forestside, bus routes in to and out of Belfast, local schools, all offering convenience in a residential area close to so much. Also within a few minutes of the property are the popular Belvoir Park Forest and Shaw's Bridge, ideal for those who enjoy the outdoors. The home is also within a short walk to the brand new Euro Spar, currently in the final stages of completion that will literally be on the doorstep of the property. This home offers 3 double size bedrooms with an additional and very handy walk in store room / dressing room, and one reception room. There is also a spacious kitchen with dining, with a large storage area with a very handy ground floor w.c and a 1st floor bathroom suite with shower cubicle and separate w/c. Outside are low maintenance gardens to the front, and rear that offers off street parking. An ideal home for the 1st time buyer or for the family unit, an early viewing comes recommended of this chain free home!

- Mid terrace home
- Spacious lounge
- Rear store / ground floor w/c
- Double glazed windows
- Off street parking
- Three good size bedrooms
- Kitchen / dining
- Gas central heating
- Pleasant front aspect
- Convenient to many amenities

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100) | 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

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Laminate flooring.

Lounge 14'3 x 14'1 (4.34m x 4.29m)



At widest points,

Kitchen / dining area 14'2 x 9'9 (4.32m x 2.97m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring gas hob and under oven, extractor fan, plumbed for washing machine, recessed spotlights, open to dining area.

Dining



Store

Good storage leading to the ground floor w/c. Gas boiler.

Cloaks



Ground floor w/c comprising low flush w/c, wash hand basin.

1st floor

Landing, access to the roof space.

Bedroom 1 12'7 x 9'2 (3.84m x 2.79m)



Built in robes.

Bedroom 2 11'0 x 10'0 (3.35m x 3.05m)



Built in robe.

Bedroom 3 12'9 x 10'1 (3.89m x 3.07m)



Built in robe.

Bathroom 7'7 x 5'8 (2.31m x 1.73m)



White suite comprising panelled bath, mixer taps, Galaxy Aqua 3000 electric shower, low flush w/c, wash hand basin, extractor fan, part pvc panelled walls.

Store room / study 9'1 x 4'1 (2.77m x 1.24m)

Separate w/c 5'8 x 3'1 (1.73m x 0.94m)



Low flush w/c, wash hand basin.

Outside

Front gardens

Low maintenance gardens to the front with a pleasant aspect.

Front aspect

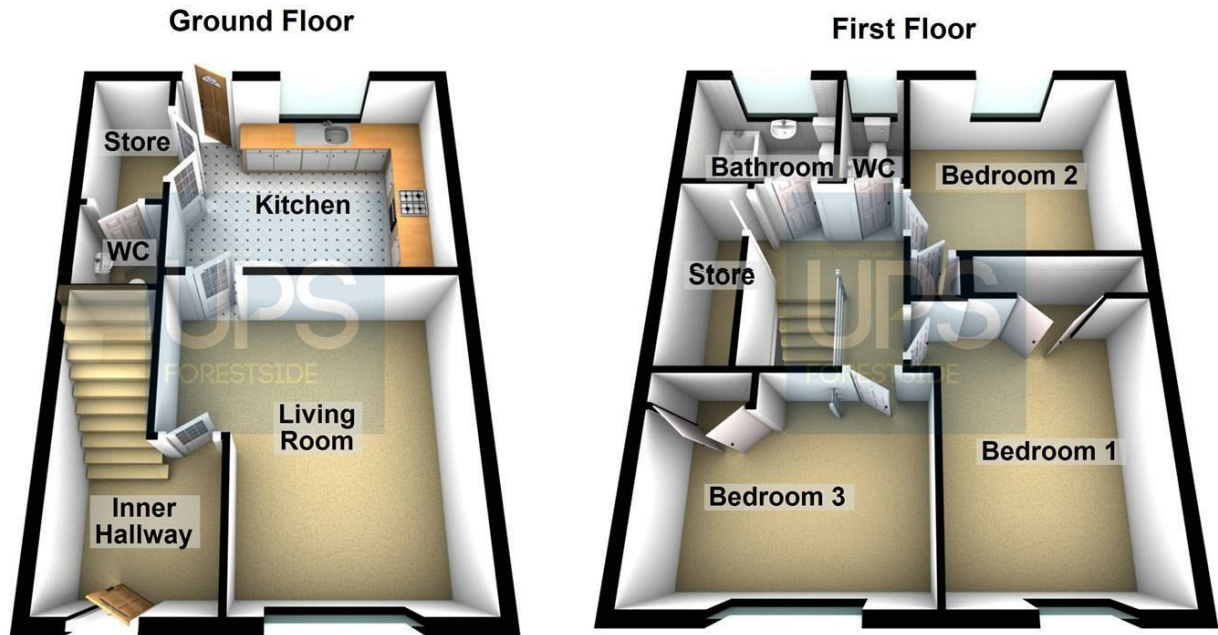


Rear gardens



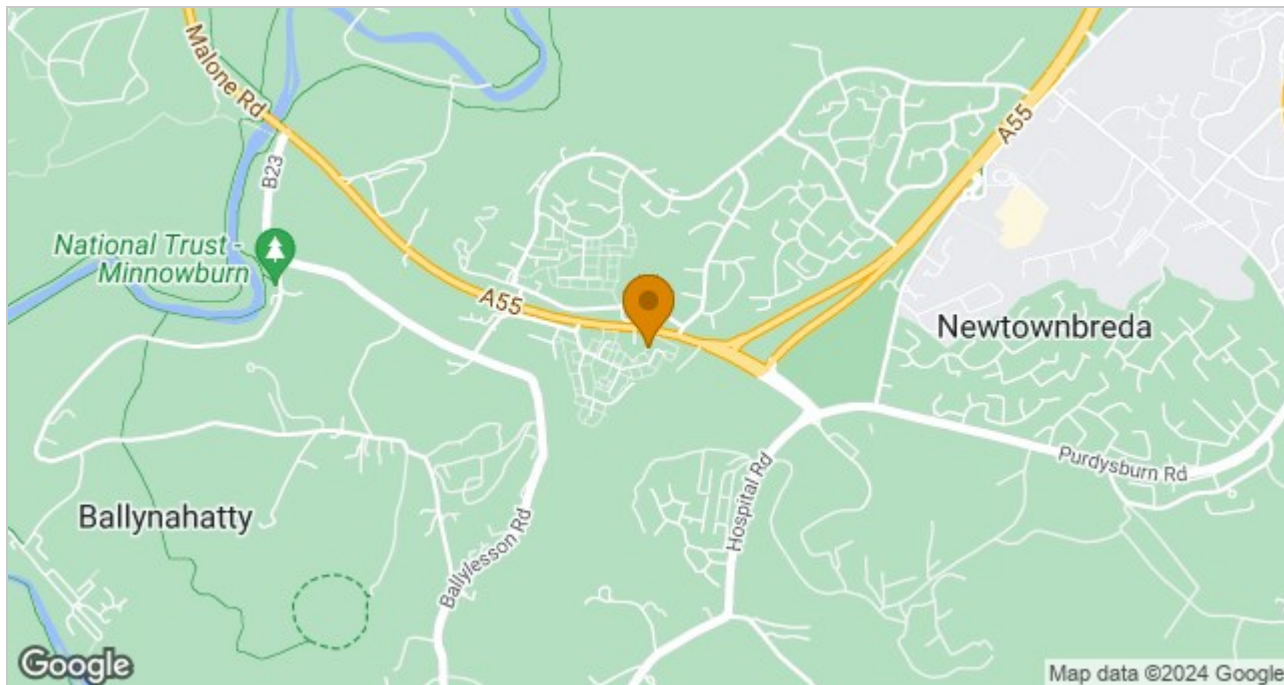
Off street parking to the rear and low maintenance gardens to the rear, Large alley storage from the back to the front.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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