



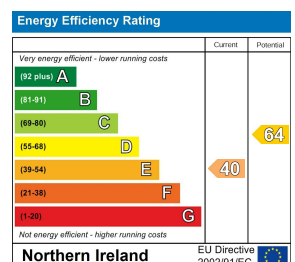
## 387 Ballysillan Road Belfast, BT14 6RE

**Offers In Excess Of £134,950**

A Splendid Extended Red Brick Semi Detached Villa Situated Within This Most Popular Section Of The Ballysillan Road

Holding a prime position within this most sought after section of the Ballysillan Road this modernised extended red brick semi detached villa will have immediate appeal. The spacious interior comprises 3 bedrooms, extended through lounge, fitted kitchen, incorporating built-under oven and hob with dining area and modern white bathroom suite to ground floor. The dwelling further offers uPvc double glazed windows, oil fired central heating, pvc fascia and eaves, cavity wall insulation, replacement rainwater goods, built-in wardrobes to principal bedroom and has been completely redecorated in recent times.

Private gardens combines with the most convenient location to make this a home worthy of your immediate attention.





# 387 Ballysillan Road

, Belfast, BT14 6RE



- Splendid Extended Red Brick Semi Detached Villa
- Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms
- Modern White Bathroom Suite
- Pvc Fascia and Eaves
- Extended Through Lounge
- Oil Fired Central Heating
- Most Popular Section Of The Ballysillan Road

## Entrance Hall

Composite entrance door, panelled radiator, wood laminate floor, hot press/copper cylinder.

## Lounge

10'6" x 13'9" (3.21 x 4.21)

Wood laminate floor, double panelled radiator, spot lighting.

Open Plan:

## Extended Dining Room

9'8" x 14'7" (2.96 x 4.47)

Double panelled radiator, spot lighting.

## Bathroom

Modern white suite comprising

walk-in shower cubicle, thermostatically controlled shower unit, telephone hand shower, drench shower, vanity unit, low flush wc, pvc panelled walls, panelled radiator.

## Kitchen

9'9" x 8'10" (2.98 x 2.70)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, integrated extractor fan, integrated fridge/freezer, panelled radiator.

## First Floor

Landing

## Bedroom

9'8" x 8'7" (2.97 x 2.63)

Panelled radiator.

## Bedroom

7'1" x 10'0" (2.16 x 3.07)

Wood laminate floor, panelled radiator.

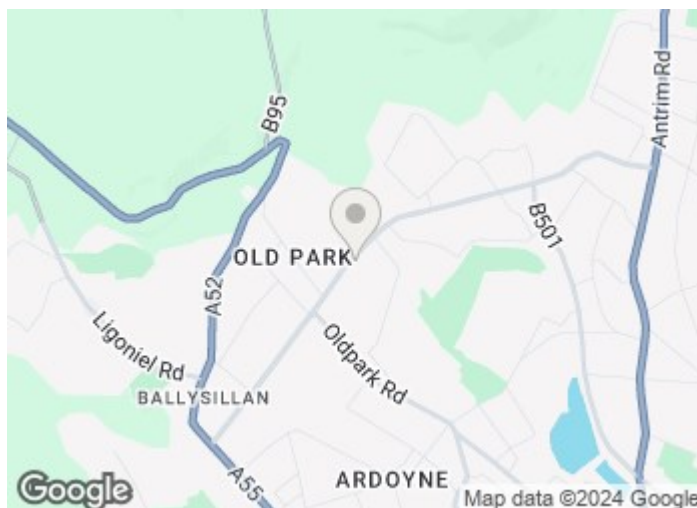
## Bedroom

13'5" x 8'6" (4.09 x 2.61)

Extensive range of built-in robes, cupboards above, 2 panelled radiators.

## Outside

Gardens front and rear in lawn, shrubs and flowerbeds, boiler house, oil fired central heating boiler, oil tank, outside tap.



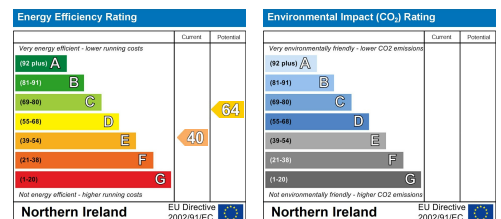
## Directions





# Floor Plan

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