



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		40	64
Northern Ireland		EU Directive 2002/91/EC	

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.

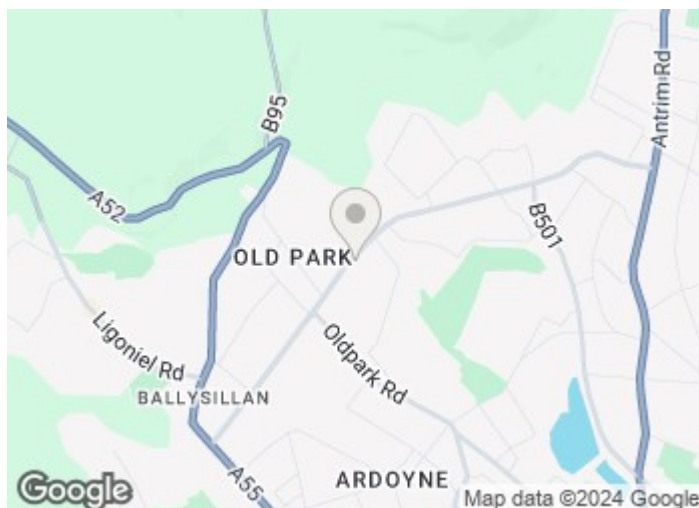
Bedroom

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

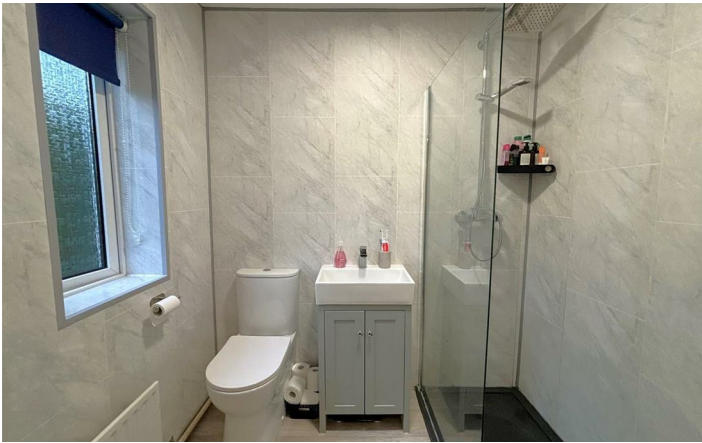
Extensive range of built-in robes, cupboards above, 2 panelled radiators.

Outside

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

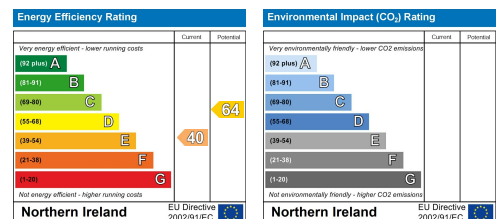


Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200
 BALLYHACKAMORE 028 9047 1515
 BALLYNAHINCH 028 9756 1155
 BANGOR 028 9127 1185
 CARRICKFERGUS 028 9336 5986
 CAVEHILL 028 9072 9270

DOWNPATRICK 028 4461 4101
 FORETSIDE 028 9064 1264
 GLENGORMLEY 028 9083 3295

MALONE 028 9066 1929
 NEWTOWNARDS 028 9181 1444
 RENTAL DIVISION 028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
 @Ulster Property Sales is a Registered Trademark