



## 584 Ballysillan Road , Belfast, BT14 6RP

**Offers Over £260,000**

Most Attractive Red Brick Detached Residence Holding A Slightly Elevated Position With This Most Admired Residential Location.

Holding a prime position within this most admired and sought after location this attractive red brick detached residence will have immediate appeal. The richly appointed interior comprises 3 bedrooms, through lounge, luxury fitted kitchen incorporating integrated appliances with dining area and modern white bathroom suite complete with separate shower cubical. The dwelling further offer gas central heating, upvc double glazed windows with pvc double glazed exterior doors, pvc fascia and eaves, utility room and downstairs furnished cloakroom and has been maintained and modernised to an excellent standard by the present owners.

Private gardens and an attached garage combines with the most convenient location with leading schools, public transport and ample carparking all within walking distance make this the perfect family home.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 584 Ballysillan Road , Belfast, BT14 6RP



- Modern Double Fronted Detached Villa
- Utility Room
- Upvc Double Glazed Windows
- Highest Presentation
- 3 Bedrooms Through Lounge
- Downstairs Furnished Cloakroom
- Pvc Fascia And Eaves
- Luxury Fitted Kitchen With Dining
- Gas Central Heating
- Modern White Bathroom

## Enclosed Entrance Porch

Upvc double glazed entrance door, leaded light detail.

## Entrance Hall

Under stairs storage, panelled radiator, wood laminate floor.

## Furnished Cloakroom

White suite comprising wash hand basin, low flush wc, fully tiled walls, chrome radiator, wood laminate floor.

## Through Lounge

17'10" x 9'6" (5.44 x 2.92)

Wood laminate floor, 2 panelled radiators.

## Kitchen

17'2" x 8'7" (5.25 x 2.62)

Belfast sink unit, mixer tap, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, American fridge/freezer space, panelled

radiator, partly tiled walls, recessed lighting, upvc double glazed rear door.

## Dining Area

Recessed lighting, panelled radiator.

## Utility Room

6'3" x 6'0" (1.93 x 1.83)

Single bowl stainless steel sink unit, range of high and low level units, formica worktops, tumble dryer space, plumbed for washing machine, panelled radiator, wood laminate floor recessed lighting pvc ceiling .

## First Floor

Landing, double panelled radiator.

## Bathroom

Modern white suite comprising roll top bath, telephone hand shower, walk-in shower cubicle, thermostatically controlled drench shower, telephone hand shower, vanity unit, low flush wc, partly tiled walls, feature radiator, ceramic tiled floor.

## Bedroom

9'6" x 7'2" (2.92 x 2.19)

Built-in robe, 1/2 panelled walls, wood laminate floor.

## Bedroom

12'9" x 9'6" (3.90 x 2.92)

3/4 panelled walls, panelled radiator.

## Bedroom

11'9" x 9'8" (3.60 x 2.96)

Panelled wall, panelled radiator.

## Roofspace

Floored and sheeted, slingsby type ladder, twin velux rooflights

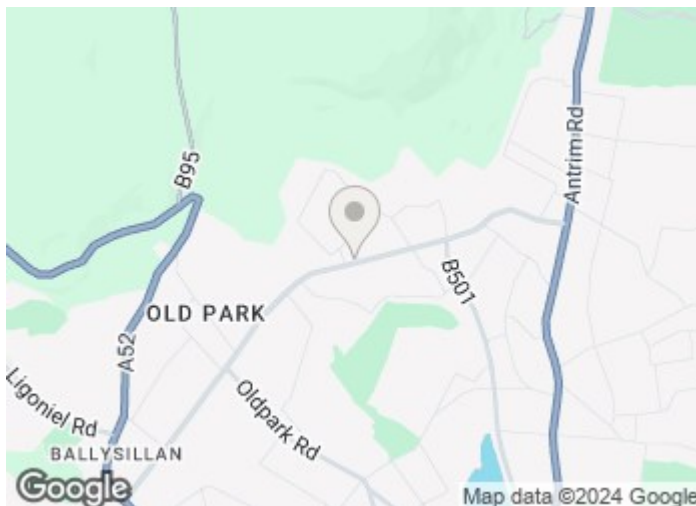
## Attached Garage

17'3" x 9'8" (5.26 x 2.97)

Up and over door, gas boiler.

## Outside

Mature gardens front and extensive rear in lawns shrubs and flower beds. Garden shed outside light and tap  
Tarmac driveway with twin carparking bays.



## 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.



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