

26 Jellicoe Drive , Belfast, BT15 3LA

Offers Over £149,950

An Attractive Red Brick Semi Detached Villa Holding A Superb Corner Site Within This Highly Regarded Residential Location.

A most attractive semi detached villa holding a prime corner position within this highly desirable residential location. The well appointed interior comprises 3 bedrooms, 2 reception rooms, modern fitted kitchen and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, doors, fascia, eaves, new rainwater goods and oil fired central heating. A detached matching garage and extensive private rear gardens combines with this highly regarded residential location with leading schools, shopping and public transport just a stroll away and the City Centre just a short commute - Early Viewing is highly recommended for this much loved 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			
Northern Ireland		EU Directive 2002/91/EC	

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, Belfast, BT15 3LA



- Attractive Red Brick Semi Detached Villa
- Modern Fitted Kitchen
- Oil Fired Central Heating
- Superb Corner Site
- 3 Bedrooms
- Classic White Bathroom
- Detached Garage
- 2 Reception Rooms
- Upvc Double Glazed Windows, Fascia, Eaves
- Private Mature Gardens

Entrance Hall

Pvc double glazed entrance door, wood laminate floor, double panelled radiator, understairs storage.

Lounge

14'3" x 11'4" (4.36 x 3.46)

Attractive fireplace with marble hearth, panelled radiator.

Double Doors to:

Dining Room

11'5" x 11'5" (3.50 x 3.48)

Double panelled radiator.

Kitchen

10'7" x 7'0" (3.23 x 2.15)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, breakfast bar, free standing cooker, integrated

extractor, fridge freezer space, plumbed for washing machine partially tiled walls, 9'7" x 7'9" (2.93 x 2.38) ceramic tiled floor, panelled radiator, pvc Panelled radiator, built-in storage. double glazed door to rear.

First Floor

Landing, access to roofspace.

Bathroom

Classic white suite comprising panelled bath, telephone handset shower, vanity unit, low flush wc, panelled radiator, hotpress storage, partially tiled walls, ceramic tiled floor.

Bedroom

9'11" x 12'1" (3.04 x 3.70)

Panelled radiator.

Bedroom

13'5" x 9'9" (4.10 x 2.99)

Panelled radiator.

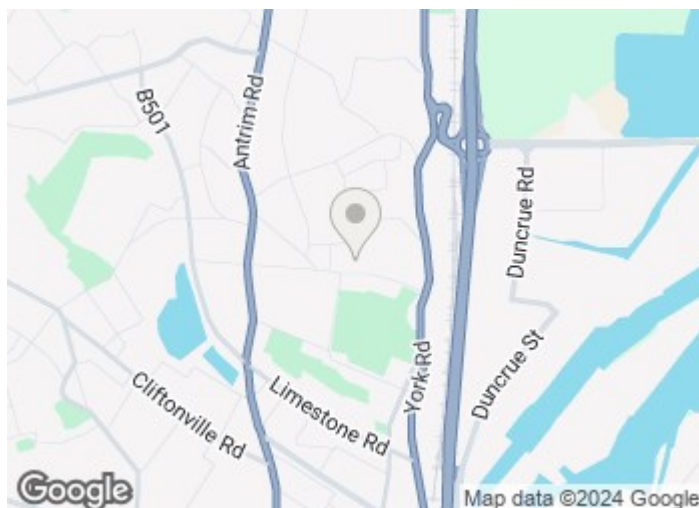
Detached Garage

18'1" x 10'5" (5.53 x 3.19)

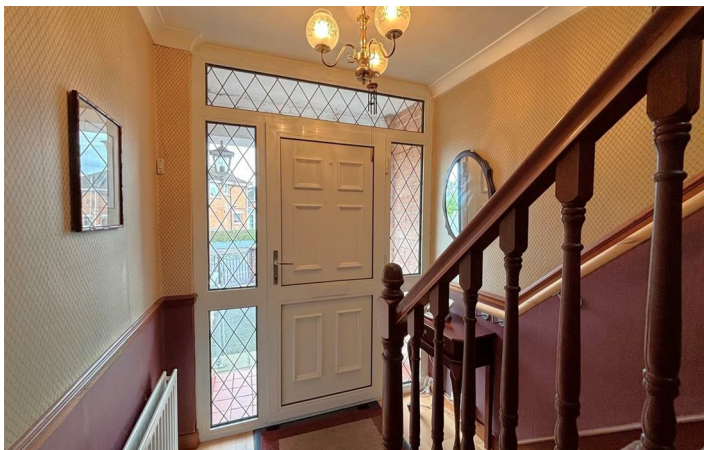
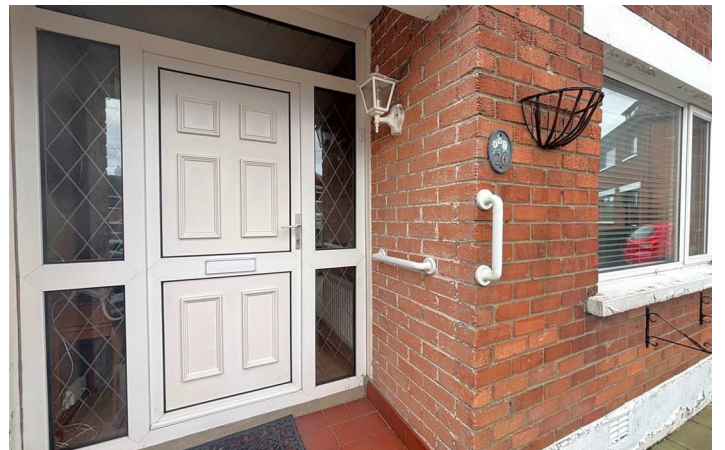
Up and over door.

Outside

Hard landscaped garden in patio and flower beds. Ample driveway parking via access gates. Extensive private rear in concrete patio, mature lawn, hedging, brick boundary wall, pvc oil tank.



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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