



26 Jellicoe Drive , Belfast, BT15 3LA

**Offers In The Region Of
£124,950**

An Attractive Red Brick Semi Detached Villa Requiring Modernisation Set Within This Highly Regarded Residential Location.

A most attractive semi detached villa holding a prime corner position within this highly desirable residential location. The interior comprises 3 bedrooms, 2 reception rooms, modern fitted kitchen and classic white bathroom suite. The dwelling requires modernisation works but 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		44	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

26 Jellicoe Drive

, Belfast, BT15 3LA



- Attractive Red Brick Semi Detached Villa
- Fitted Kitchen
- Oil Fired Central Heating
- Superb Corner Site
- 3 Bedrooms 2 Reception Rooms
- Classic White Bathroom
- Detached Garage
- Requires Modernisation
- 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 **Bedroom**

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)

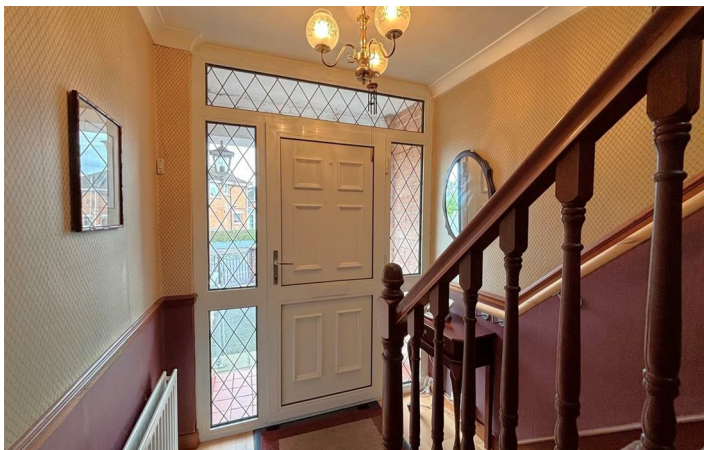
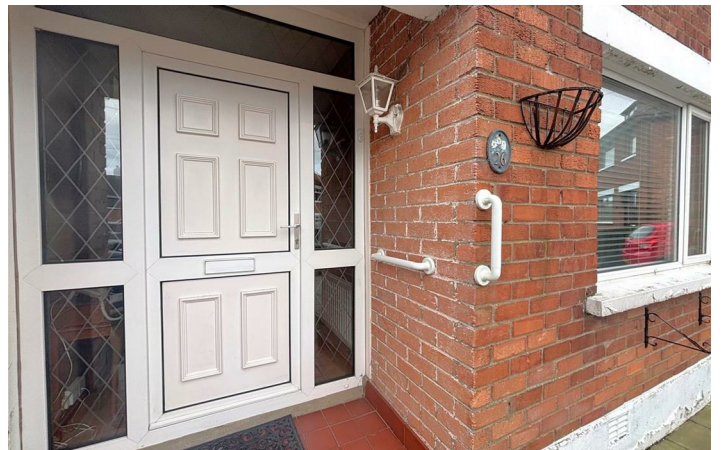
Up and over door.

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.

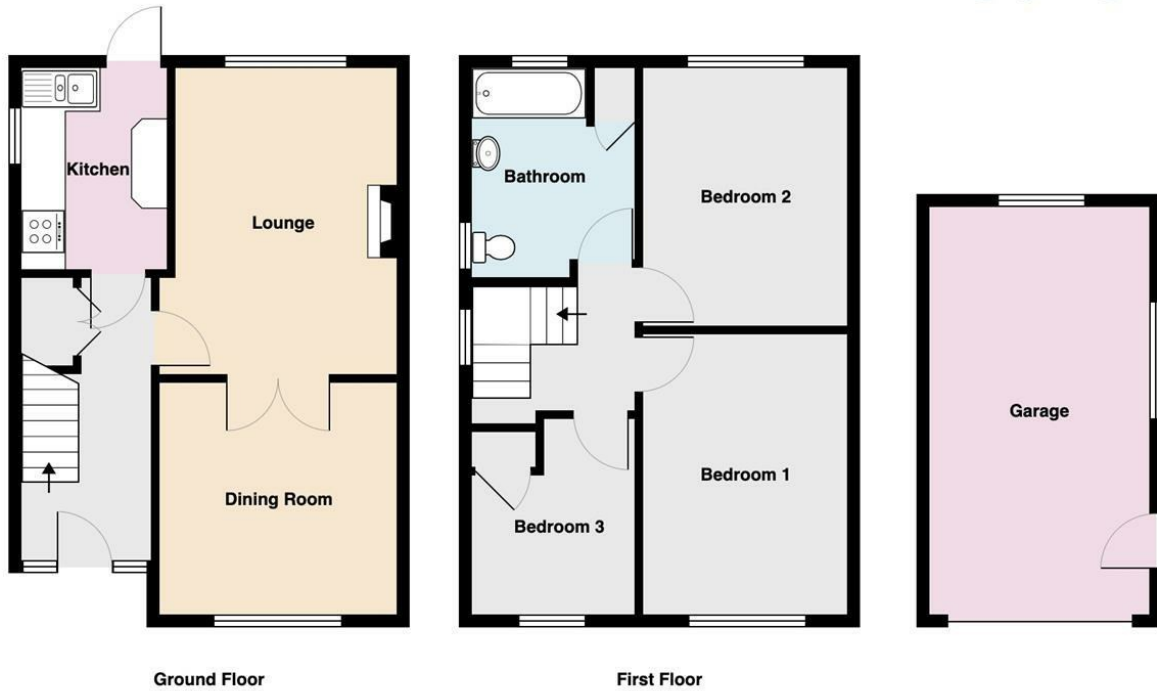


Directions



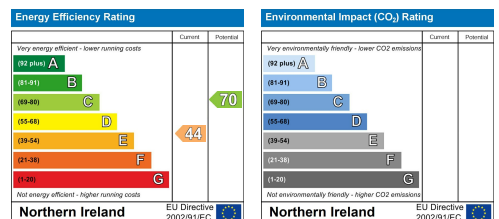
Floor Plan

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Total Area: 76.9 m² ... 828 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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