

## 593 Ballysillan Road , Belfast, BT14 6RQ

**Offers In The Region Of  
£264,950**

Most Attractive Extended Red Brick Detached Residence Holding A Charming Position With This Most Admired Residential Location.

Holding a prime position within this most admired and sought after location this attractive extended red brick detached residence will have immediate appeal. The richly appointed interior comprises 4 bedrooms, extended through lounge, extended fitted kitchen with dining area and modern white bathroom suite. The dwelling further offer gas central heating, upvc double glazed windows with, pvc fascia and eaves, downstairs wet room with wc and has been maintained to an excellent standard over the years.

Mature private gardens with southerly aspect to rear with patio area and attached garage combine with the most convenient location with leading schools, public transport 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	



# 593 Ballysillan Road , Belfast, BT14 6RQ



- Much Sought After Secluded Location
- Extended Red Brick Detached Villa
- 4 Bedrooms 2 Reception Rooms
- Extended Fitted Kitchen
- Modern White Bathroom Suite
- Downstairs Furnished Cloakroom Wet Room
- Pvc Facia And Eaves
- Gas Central Heating
- Upvc Double Glazed Windows
- Mature South Facing Rear Garden

## Enclosed Entrance Porch

Mahogany entrance door.

## Entrance Hall

Glazed vestibule door. ceramic tiled floor, panelled radiator, under stairs storage.

## Extended Wet Room

White suite comprising pedestal wash hand basin, low flush wc, fully tiled shower area, electric shower.

## Living Room

13'0" x 11'1" (3.97 x 3.40)

Hard wood fireplace, panelled radiator.

## Extended Through Lounge

24'0" x 10'6" (7.32 x 3.22)

Picture window, panelled and skirting radiators.

## Extended Kitchen

18'6" x 9'5" (5.64 x 2.88)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine, tall larder :

## Dining Area

Panelled radiator

## First Floor

Wood laminate floor, access to roof space.

## Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, concealed gas boiler, pvc panelled walls, panelled radiator.

## Bedroom

10'11" x 9'9" (3.33 x 2.98)

Panelled radiator.

## Bedroom

11'3" x 10'11" (3.44 x 3.35)

Panelled radiator

## Bedroom

10'7" x 7'8" (3.25 x 2.34)

Panelled radiator

## Bedroom

7'10" x 6'2" (2.40 x 1.88)

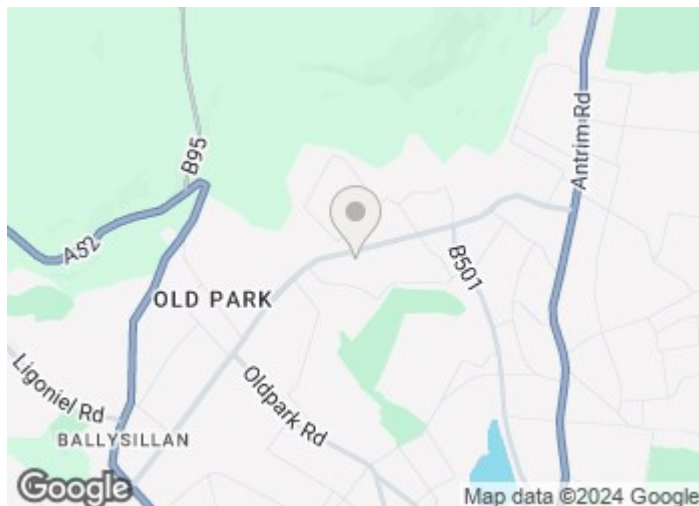
## Attached Garage

19'8" x 9'10" (6.00 x 3.00)

Driveway with carparking.

## Outside

Mature gardens front and extensive rear with southernly aspect in lawns shrubs mature hedging and trees. Patio area outside light and 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.



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