

## 24 Ballysillan Road , Belfast, BT14 7QP

**Offers In The Region Of  
£184,950**

This fabulous Turn Key Semi Detached Villa Is Sure To Impress With Nothing To Do But Move In And Enjoy.

Holding a prime main road position set within a larger than average site, this impressive semi detached villa has been extensively refurbished and modernised by the present owners. The immaculate interior comprises 3 bedrooms, 2 reception rooms, fabulous extended integrated kitchen with superb open plan living/dining area with patio doors to garden and newly installed fully tiled bathroom. The dwelling further offers utility area with furnished cloakroom, uPvc double glazed windows and exterior doors, Pvc fascia and eaves, replacement rainwater goods, gas central heating and extensive use of porcelain and wood laminate floor coverings throughout.

A double garage/workshop with ample car parking and private gardens, combines with the most convenient location with leading schools, public parks and leisure facilities on its doorstep and Belfast City Centre just a short commute away making immediate inspection a must.

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	

# 24 Ballysillan Road

, Belfast, BT14 7QP



- Fabulous Turn Key Semi Detached Villa
- 3 Bedrooms 2 Reception Rooms
- Extended Luxury Integrated Kitchen
- Newly Installed Contemporary White Bathroom Suite
- Utility Area, Furnished Cloakroom
- Gas Central Heating
- Upvc Double Glazed Windows & Doors
- Double Detached Garage
- Pvc Fascia And Eaves
- Extensively Refurbished Through Out

## Entrance Porch

Upvc entrance door, wood laminate floor.

## Entrance Hall

Featured radiator, wood laminate floor.

## Lounge into Bay

12'9" x 12'1" (3.90 x 3.70)

Double panelled radiator, corniced ceiling.

## Dining Room

11'8" x 10'11" (3.57 x 3.34)

Hole in wall fireplace, double panelled radiator, wood laminate floor, recessed lighting, open plan to kitchen with living area.

## Extended Kitchen

15'0" x 10'6" (4.58 x 3.21)

Composite sink unit, extensive range of high and low level units, formica

worktop, 4 ring ceramic hob, built in under oven, canopy extractor fan, integrated fridge/freezer, integrated dishwasher, island unit with breakfast bar, double panelled radiator, porcelain tiled floors, partly tiled walls, recessed lighting. Feature double patio doors to garden.

## Utility Area- Furnished Cloakroom

White suite comprising, vanity unit, Low flush wc, plumbed for washing machine, formica worktop, porcelain tiled floor.

## First Floor

Landing.

## Bedroom

6'7" x 6'3" (2.03 x 1.92)

Double panelled radiator.

## Bedroom

10'9" x 9'3" (3.30 x 2.84)

Double panelled radiator.

## Bedroom

11'4" x 11'3" (3.46 x 3.44)

Double panelled radiator.

## Bathroom

Newly installed contemporary white bathroom suite comprising, walk in shower cubicle, thermostatically controlled drench shower, telephone hand set, vanity unit, low flush wc, featured radiator, fully tiled walls , ceramic tiled floor, pvc ceiling.

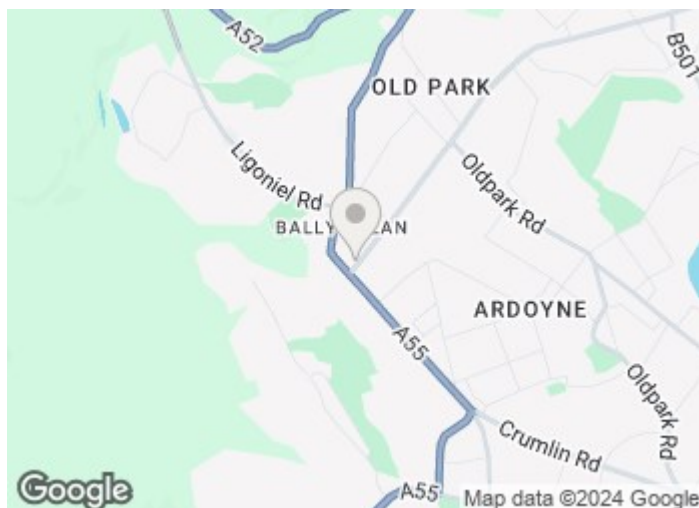
## Outside

Mature gardens front and excellent rear in lawns, shrub and flower beds, paved patio area, vertical panelled privacy fencing, outside light and tap.

## Detached Double Garage

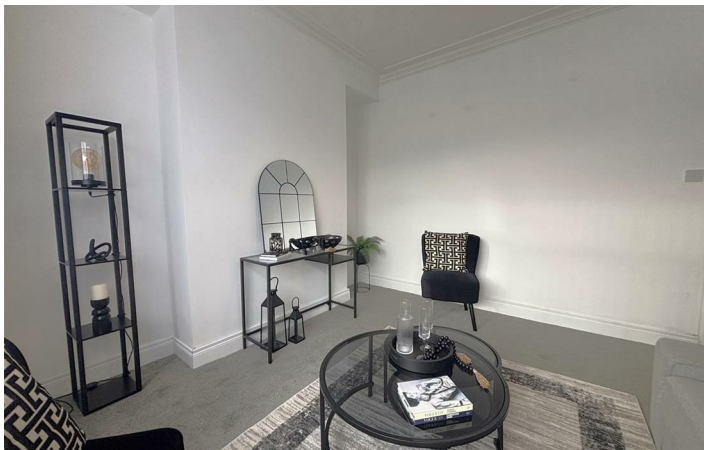
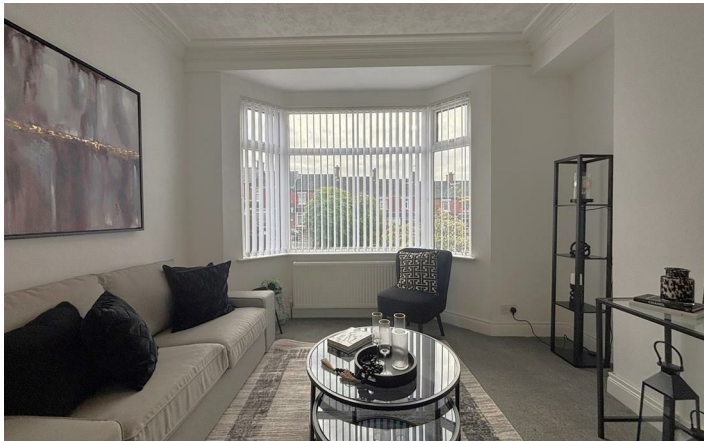
18'6" x 17'3" (5.66 x 5.26)

Up and over door, light and power. Driveway with carparking.



## 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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