

2 Ballysillan Road , Belfast, BT14 7QP

Offers Around £139,950

Impressive Extended Semi Detached Villa Holding A Prime Corner Site In This Most Popular Location.

Holding a prime corner position in this most popular Ballysillan Road location, this impressive extended semi detached villa will have immediate appeal. The spacious interior comprises 3 bedrooms, 2 reception rooms with lounge into bay, living room open plan to dining, modern fitted kitchen, downstairs furnished cloakroom and contemporary fully tiled bathroom suite. The dwelling further offers gas fired central heating, pvc double glazed windows, pvc fascia and eaves, new rainwater goods and has been superbly maintained and updated with obvious further potential. Externally the property offers twin driveways, detached garage and mature gardens to enjoy. This much loved family home is a superb opportunity - Early Viewing is recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

2 Ballysillan Road

, Belfast, BT14 7QP



- Impressive Extended Semi Detached Villa
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Superb Opportunity In Popular Location
- Superb Corner Site In This Most Popular Location
- Contemporary Bathroom Suite
- Pvc Fascia, Eaves, New Rainwater Goods
- 3 Bedrooms, 2 Reception Rooms
- Upvc Double Glazed Windows & Doors
- Twin Driveways, Detached Garage

Entrance Hall

Hardwood entrance door, picture rail, understairs storage.

Furnished Cloakroom

Modern white bathroom suite comprising pedestal wash hand basin, low flush wc, tiled splashback.

Lounge

12'3" x 10'11" into bay (3.75 x 3.35 into bay) Picture rail, cornicing, double panelled radiator.

Living Room

18'2" x 16'9" at widest (5.55 x 5.13 at widest) Picture rail, panelled radiator.

Open plan to Dining:

Double panelled radiator.

Kitchen

14'11" x 7'2" (4.57 x 2.20) Stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing cooker, extractor fan, fridge freezer space, plumbed for washing machine, partially tiled walls, wood laminate floor, panelled radiator, pvc rear door.

First Floor

Landing, hotpress storage, access to roofspace.

Bathroom

Contemporary bathroom suite comprising shower cubicle, electric shower, vanity unit, low flush wc, pvc panelled walls, Lvf flooring.

Bedroom

10'9" x 10'9" (3.28 x 3.30) Built-in storage, panelled radiator.

Bedroom

8'8" x 7'6" (2.65 x 2.31)

Bedroom

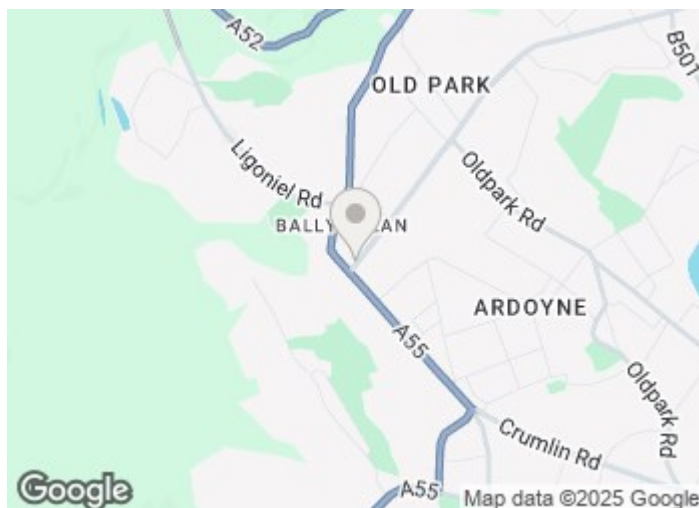
9'9" x 8'9" (2.99 x 2.69) Panelled radiator.

Detached Garage

Up and over door.

Outside

Twin tarmac driveway parking via ornate gates. Landsacaped gardens front, side and rear with mature lawn, hedging, flowerbeds, outside tap.



Directions



Floor Plan

2 Ballysillan Road, BELFAST, BT14 7QP



Total Area: 77.6 m² ... 835 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
58	67		
Northern Ireland	EU Directive 2002/91/EC	Northern Ireland	EU Directive 2002/91/EC

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