

10 Jellicoe Park , Belfast, BT15 3JZ

**Offers In The Region Of
£189,950**

Superb Extended And Modernised Red Brick Semi Detached Villa Holding A Quiet Prime Cul De Sac Position.

A fabulous extended red brick semi detached villa holding a quiet cul de sac position set within this most popular location. The beautifully presented interior comprises 3 bedrooms, 2 reception rooms with patio doors to patio area with open plan luxury fitted kitchen and bathroom in modern white suite with separate shower cubicle. The dwelling further offers upvc double glazed windows and exterior doors, gas central heating, pvc fascia and eaves, built-in mirrored slider robes and has benefited from a programme of improvement works in past times to include rewiring, re-plastering and replumbing.

A detached garage and private hard landscaped gardens combine with a most convenient location with leading schools, excellent shopping, leisure facilities and public transport all close by.

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		72	73
EU Directive 2002/91/EC			

10 Jellicoe Park

, Belfast, BT15 3JZ



- Superb Extended Semi Detached Villa
- Fitted Kitchen
- Upvc Double Glazed Windows
- Detached Garage
- 3 Bedrooms
- Modern White Bathroom Suite
- Pvc Fascia and Eaves
- 2 Reception Rooms
- Gas Central Heating
- Private Hard Landscaped Gardens

Entrance Hall

Upvc double glazed entrance door, panelled radiator, understairs storage, herringbone wooden floor, cloakroom.

Lounge

15'9" x 12'0" (4.82 x 3.67)
Bow window, herringbone wooden floor, recessed lighting, panelled radiator.

Dining Room

18'6" x 8'1" (5.65 x 2.48)
Two panelled radiators, herringbone wooden floor, recessed lighting, upvc double glazed patio doors.

Extended Kitchen

12'11" x 10'0" (3.95 x 3.07)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and gas hob, stainless steel

extractor fan and splash back, tall larder, American fridge/freezer space, pvc panelled walls and ceiling, recessed lighting, wood laminate floor.

First Floor

Landing, recessed lighting, slingsby type ladder to floored and electric light roofspace.

Bathroom

Modern white suite comprising free standing bath, telephone hand shower, vanity unit, shower cubicle, drench shower, thermostatically controlled shower, low flush wc, pvc panelled walls and ceiling, recessed lighting, chrome radiator.

Bedroom

12'2" x 8'7" (3.72 x 2.62)
Panelled radiator, built-in mirror slider robes, wood laminate floor.

Bedroom

12'2" x 8'3" (3.72 x 2.52)
Panelled radiator, built-in mirror slider robes, wood laminate floor, recessed lighting.

Bedroom

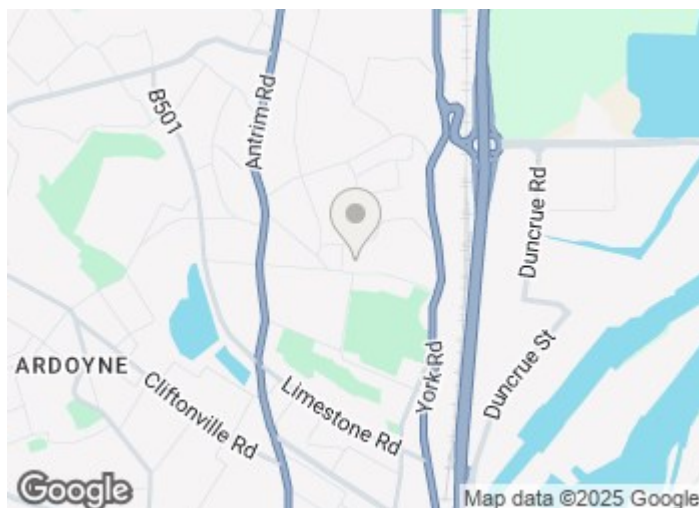
8'11" x 8'0" (2.73 x 2.46)
Panelled radiator, built-in mirror slider robes, wood laminate floor.

Detached Garage

14'3" x 9'5" (4.35 x 2.89)
Roller shutter door, light and power, plumbed for washing machine, wall mounted gas boiler, upvc double glazed window and door.

Outside

Hard Landscaped gardens front and south facing rear in brick paver, ample carparking, double gated, feature decked area.



Directions



Floor Plan

10 Jellicoe Park, BELFAST, BT15 3JZ



Total Area: 86.9 m² ... 935 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 92-91% A		Very environmentally friendly - lower CO ₂ emissions 92-91% A	
91-81% B		81-91% B	
80-69% 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	
72	73		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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