

15 COOMBE HILL PARK, BELFAST BT14 6PH



Offers Over £84,950



SALES / RENTALS / SURVEYS

15 Coombe Hill Park, Belfast, BT14 6PH

- Charming two-bedroom semi-detached home in the popular Ballysillan area.
- Spacious lounge, ideal for relaxing or entertaining.
- Separate kitchen with ample fitted cupboard storage.
- Bright three-piece white bathroom suite.

- Double glazing and Phoenix Gas heating for energy efficiency.
- Front and rear gardens with wellmaintained lawns.
- Convenient location near shops and transport links to Belfast City Centre.







ENTRANCE HALL : Glazed upvc entrance door,

LIVING ROOM: 13' 5" x 8' 12" (4.090m x 2.742m) Double panelled radiator, laminate wood flooring, storage cupboard off

KITCHEN / DINING AREA:

13' 1" x 7' 3" (3.991m x 2.205m) Range of high and low level cupboards, integrated oven and hob, plumbed for washing machine, stainless steel extractor fan, stainless steel sink unit enclosed gas boiler LANDING: Roofspace access

BEDROOM (1): 13' 6" x 9' 2" (4.120m x 2.787m) Single panelled radiator, feature fireplace

BEDROOM (2): 10' 7" x 7' 11" (3.235 m x 2.417m) Single panelled radiator



Panelled bath with chrome attachments, push button wc, pedestal wash hand basin, single panelled radiator

OUTSIDE: Enclosed front and rear Gardens











VIEWING

By appointment through agents

CAPITAL VALUE RATING ASSESSMENT: £57,000

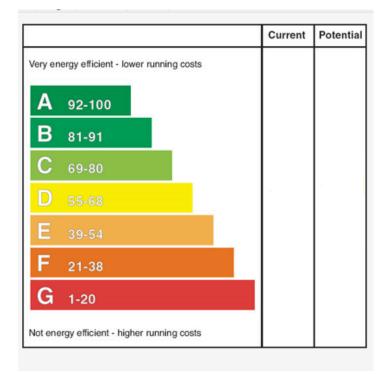
Rates for year end April 2026: £546.80 approx

DIRECTIONS

From the Ballysillan Road, turn into Joanmount Gardens, take right unto Meyrick Park, turn left unto Coombehill Park and the property is along on the left.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 http://www.legislation.gov.uk/uksi/2017/692/made





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