



37 Jellicoe Drive , Belfast, BT15 3LA

Offers Over £155,000

Superb Red Brick Semi Detached Villa Holding A Prime End Of Cul De Sac Position.

A superb red brick semi detached villa holding a prime end of cul de sac position set within this most popular location. The well presented interior comprises 3 bedrooms, 2 reception rooms, modern fitted kitchen and white bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, oil central heating, pvc fascia and eaves, cavity wall insulation, oak internal doors and has been superbly maintained and updated over past years. A detached garage and extensive private mature gardens combine with a most convenient location with leading schools, excellent shopping, leisure facilities and public transport to the City Centre all close by - Early Viewing is highly recommended.

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		EU Directive 2002/91/EC	

37 Jellicoe Drive

, Belfast, BT15 3LA



- Superb Red Brick Semi Detached Villa
- Prime End Of Cul De Sac Position
- 3 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Modern White Bathroom Suite
- Oil Fired Central Heating
- Upvc Double Glazed Windows & Exterior Doors
- Pvc Fascia & Eaves
- Detached Garage

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, double panelled radiator, understairs cloaks.

Lounge

11'7" x 11'6" (3.54 x 3.51)
Double panelled radiator.

Living Room

14'1" x 11'0" (4.31 x 3.37)
Attractive fireplace, double panelled radiator, wood laminate floor.

Kitchen

32'9"9'10" x 32'9"0'0" (10'3" x 10'0")
Ceramic bowl and a half sink unit, extensive range of low level units,

formica worktops, cooker space, integrated extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, Lvf flooring, panelled radiator, pvc door to rear.

First Floor

Landing, access to roofspace.

Bathroom

Modern white suite comprising shower cubicle, electric shower, pedestal wash hand basin, chrome radiator, partly tiled walls, ceramic tiled floor, hotpress storage.

Bedroom

7'5" x 7'9" (2.282 x 2.37)
Panelled radiator.

Bedroom

13'5" x 9'8" (4.09 x 2.96)
Panelled radiator.

Bedroom

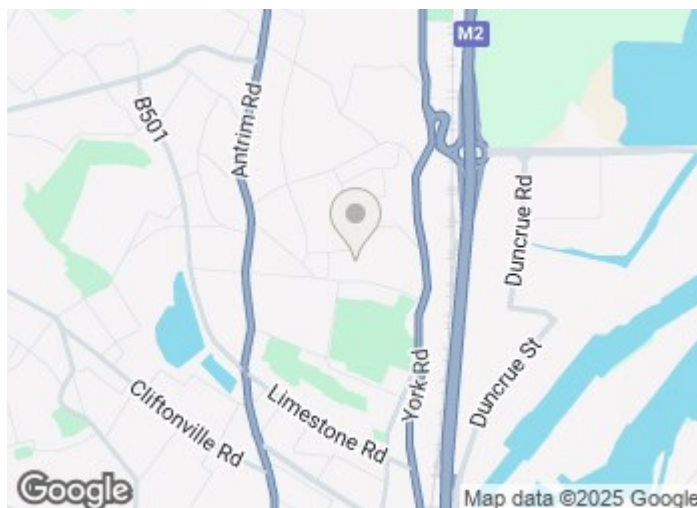
12'5" x 8'8" (3.79 x 2.65)
Wood laminate floor, double panelled radiator, built-in storage.

Detached Garage

19'3" x 8'11" (5.88 x 2.72)
Up and over door.

Gardens

Gardens front, side and private enclosed rear in lawns, shrubs and flowerbeds, pvc oil tank outside light and tap. Tarmac driveway parking.



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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