



Welcome to Tillysburn Park – a charming three-bedroom semi-detached home in the heart of East Belfast.

Tucked just off the Holywood Road, this location is hard to beat. Ballyhackamore and Belmont villages are nearby for great coffee, restaurants, and shops, while George Best City Airport, Holywood Exchange, and Tesco are all within easy reach. Commuting to the city centre is simple, and you'll also find several top primary and secondary schools close by.

Inside, the home offers a spacious lounge, a fitted kitchen with dining space, downstairs WC and sunroom. Upstairs are three comfortable bedrooms and a family bathroom. Outside there is a private, low maintenance, south-facing rear garden perfect for relaxing, plus driveway parking.

This is a fantastic home in a popular spot, ideal for first-time buyers, young families, professionals, or investors.

Sound like your kind of place? Get in touch to book your private viewing!

Offers Over  
£180,000

53 Tillysburn Park,  
BELFAST,  
BT4 2PD

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Viewing by  
appointment  
through agent  
028 9042 4747



- Attractive semi-detached home in East Belfast
- Prime location close to shops, schools, and transport links
- Easy access to Belfast City Airport and the city centre
- Spacious lounge and peaceful sunroom
- Fitted kitchen with dining space
- Three well-proportioned bedrooms
- Family shower room
- Oil-fired central heating & UPVC double glazing
- Private, south-facing rear garden
- Driveway with off-street parking
- No onward chain
- Perfect for first-time buyers, professionals, families, or investors
- Early viewing highly recommended



The Property Comprises:

Ground Floor

uPVC composite front door with glazing to:

ENTRANCE HALL:



LIVING ROOM: 14' 5" x 13' 9" (4.4m x 4.2m) Wood effect laminate flooring. Outlook to front.



KITCHEN/DINING: 17' 1" x 11' 2" (5.2m x 3.4m) (at widest points). Excellent range of high and low level units, integrated Indesit oven and Bosch microwave, Bauknecht electric hob, sink and a half sink unit with chrome mixer taps, integrated dishwasher, fully tiled walls. Stone effect flooring. Dining area with wood effect laminate flooring, large windows with outlook to rear. Access to rear via patio door.



DOWNSTAIRS W.C.: Low flush wc, wash hand basin with chrome mixer taps.

SUN ROOM: 9' 2" x 9' 2" (2.8m x 2.8m) Stone effect laminate flooring. Outlook to rear and side.



First Floor

BEDROOM (1): 13' 5" x 10' 2" (4.1m x 3.1m) (at widest points). Outlook to rear.



BEDROOM (2): 12' 6" x 10' 2" (3.8m x 3.1m) (at widest points). Outlook to front.



BEDROOM (3): 7' 7" x 6' 11" (2.3m x 2.1m) Built-in wardrobe. Outlook to front.



BATHROOM: Grey wood effect laminate flooring, fully tiled walls. Low flush wc, vanity unit with chrome mixer taps, fully enclosed shower cubicle with Aqualisa shower unit, storage cupboards.  
LANDING: Access to partially floored roofspace with power. Linen cupboard with access to hot water tank.



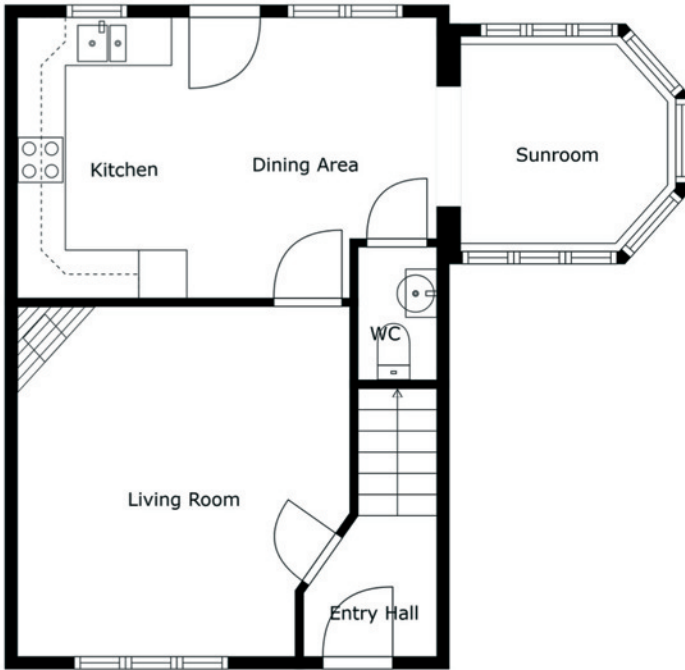


Outside

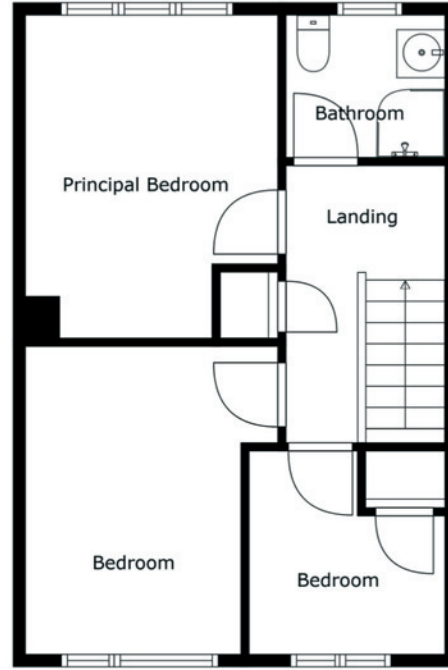
FRONT: Paving and parking for 2-3 cars.

REAR: Low maintenance, fully enclosed south facing rear patio garden.





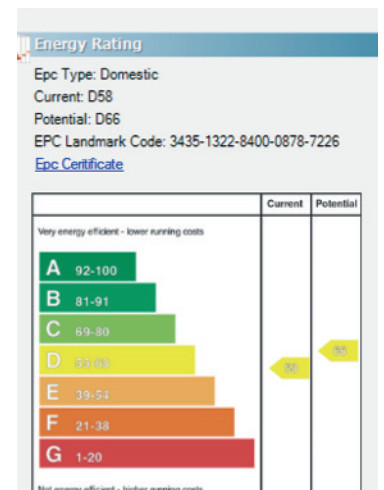
Floor 1



Floor 2

Location:

Leaving Belfast on the Holywood Road, Tillysburn Park is on the right hand side.



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