



ULSTER PROPERTY SALES

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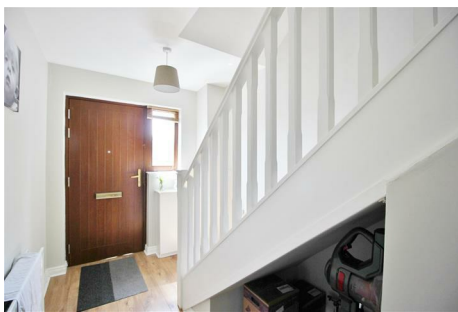
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



8 Ballysillan Close Ballysillan, Belfast, BT14 7RD

Superb Modern Constructed Semi Detached Villa Within A Landscaped Courtyard

A unique opportunity to purchase a modern constructed semi detached villa overlooking a communal green within this most popular section of the Ballysillan Road. The spacious interior comprises 3 bedrooms, master with en-suite shower room and balcony, 2 reception rooms with lounge into bay, dining with patio doors to garden and open plan fitted kitchen incorporating built-in oven and gas hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, downstairs furnished cloakroom, gas central heating, extensive use of wood laminate floor coverings and all the benefits of a modern built home.

Early viewing strongly recommended

Offers In The Region Of £149,950

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	73	75
EU Directive 2002/91/EC		

8 Ballysillan Close

Ballysillan, Belfast, BT14 7RD



- 3 Bedrooms
- Spacious Fitted Kitchen
- Gas Central Heating
- Impressive Modern Built Semi Detached Villa
- Master Bedroom En-suite
- Classic White Bathroom
- Downstairs Furnished Cloakroom
- 2 Reception Rooms
- uPvc Double Glazed Window& Doors
- Highly Regarded Location

Entrance Hall

Solid entrance door, double panelled radiator, wood laminate floor.

Furnished Cloakroom - White suite comprising pedestal wash hand basin, low flush wc, panelled radiator.

Lounge

15'10" x 12'2" (4.83 x 3.70)

Into bay, wood laminate floor.

Dining Room

13'7" x 9'0" (4.15 x 2.75)

Wood laminate floor, double panelled radiator, uPvc double glazed patio door.

Open:

Kitchen

10'5" x 9'6" (3.17 x 2.89)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and gas hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for dishwasher, plumbed for washing machine, concealed gas central heating boiler.

First Floor

Landing, double panelled radiator, airing cupboard.

Bedroom

8'2" x 9'8" (2.49 x 2.94)

Double panelled radiator.

Bedroom

13'5" x 11'3" (4.08 x 3.43)

Double panelled radiator, storage cupboard.

Bedroom

10'6" x 12'2" (3.21 x 3.72)

Patio door to balcony, panelled radiator, wood laminate floor.

En-Suite

White suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc.

Bathroom

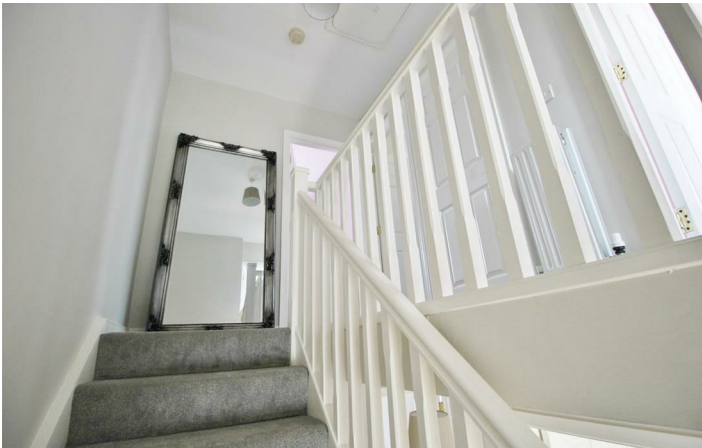
White suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, partly tiled walls.

Outside

Front garden, enclosed rear patio garden.



Directions



Floor Plan

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