COLIN GRAHAM RESIDENTIAL

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586 Ballysillan Road, Belfast, BT14 6RP

- Extended, Family Detached Home
- Kitchen Through Dining Room
- Conservatory
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Four Bedroom; Three+ Reception
- Modern Fitted Kitchen
- Bathroom; En Suite; Furnished Cloakroom
- Private Driveway; Detached Garage
- Elevated Views; Convenient Location

Offers Over £279,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching side screens. Timber floor. Glass panelled door leading to:

ENTRANCE HALL

Timber floor. Stairwell to first floor. Access to under stairs storage.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Panelled walls. Tile effect wood laminate floor covering. Chrome towel radiator.

LOUNGE 18'3" x 10'7"

Gas fire in marble fireplace with matching hearth and surround. Timber floor. Picture window to front elevation enjoying elevated views towards Belfast and Holywood. Glass panelled French doors leading to conservatory.



FAMILY ROOM 10'6" x 10'5"

Picture window to front elevation enjoying elevated views towards Belfast and Holywood.

KITCHEN THROUGH DINING ROOM 25'2" x 15'11" (wps)

Modern fitted, high gloss kitchen with range of high and low level storage units and contrasting granite effect, melamine work surface. Matching breakfast bar area. Colour coded sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven, microwave oven and dishwasher. Space for American style fridge freezer. Splash back tiling to walls. Tiled floor. PVC double glazed French doors to rear garden. Open arch leading to:

CONSERVATORY 17'1" x 9'11"

Wood laminate floor covering. PVC double glazed doors, leading to rear garden.

FIRST FLOOR

LANDING



PRINCIPAL BEDROOM 16'5" x 12'2" (wps)

Fitted wardrobes and storage. Separate fitted wardrobe with sliding doors. Timber floor.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized, panelled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Fully panelled walls. Tile effect wood laminate floor covering.

BEDROOM 2 13'10" x 10'7"

Elevated views towards elevated views towards Belfast and Holywood. Wood laminate floor covering.

BEDROOM 3 12'10" x 10'7"

Elevated views towards elevated views towards Belfast and Holywood. Wood laminate floor covering. Access to partially floored roof space, with gas fired central heating boiler, via slingsby style ladder.

BEDROOM 4 10'6" x 7'1"

Wood laminate floor covering.



DELUXE, FULLY TILED FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and concealed cistern WC. Electric shower. Fitted storage units. Chrome towel radiator.

EXTERNAL

Double gates leading to generous sized, private driveway area finished in set concrete.
Front garden finished in lawn, with range of plants, trees and shrubbery.
Entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden, finished in lawn, paved patio areas and decorative stone.





MATCHING DETACHED GARAGE 18'9" x 8'9"

Up and over door. Separate service door to rear garden. Power, light and plumbed for automatic washing machine.

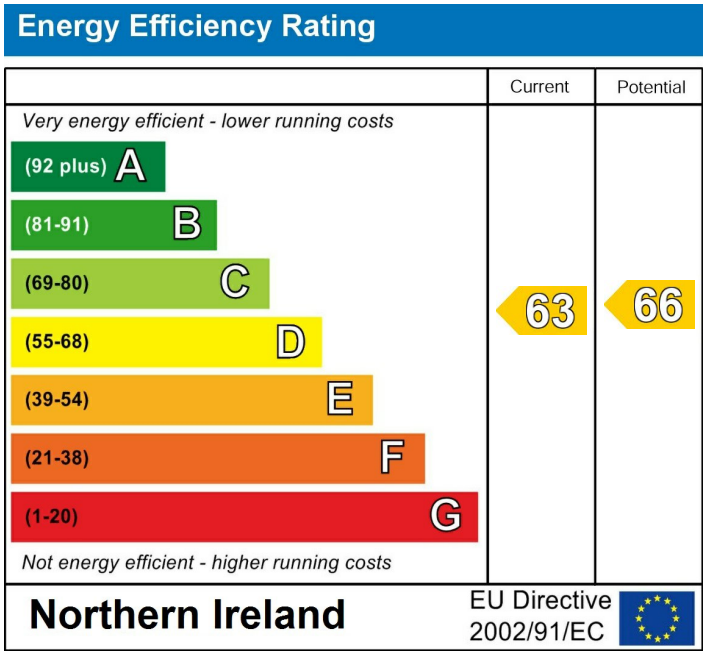
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, extended, four bedroom, three+ reception, detached family home, conveniently located on the Ballysillan Road, North Belfast, enjoying views toward Belfast city centre and Holywood. The property comprises entrance porch, entrance hall, furnished cloakroom, lounge with gas fire, family room, kitchen through dining room, conservatory, four well-proportioned bedroom, to include principal en suite, and deluxe, fully tiled family bathroom, with contemporary, white, three piece suite. Externally, the property enjoys a generous sized private driveway area, detached garage, and gardens front and rear. Other attributes include gas heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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