



15 Ballysillan Road

Belfast BT14 7QP

Offers over £195,000





# 15 Ballysillan Road

, Belfast, BT14 7QP

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Nest Estate Agents are pleased to present this beautifully maintained, bay-fronted family home on the desirable Ballysillan Road in North Belfast.

This idyllic property offers a spacious layout, featuring three well-proportioned bedrooms, a comfortable lounge, and an open-plan dining/family room, perfect for family gatherings. The modern kitchen is designed for both functionality and style, while the well-appointed bathroom provides a relaxing retreat.

Externally, the property boasts a rear enclosed garden, a front garden, a private gated driveway, and large outbuildings at the rear, offering ample storage and potential. Other attributes include recently installed uPVC windows and doors, double glazing throughout.

Located within the catchment area of Belfast's top schools and in close proximity to local amenities, this home presents a rare opportunity that is sure to attract strong interest.

## ENTRANCE PORCH

3'1 x 3'2 (0.94m x 0.97m)

Solid wooden door with glazed feature insets. Hardwood flooring.

## HALLWAY

12'1 x 5'11 (3.68m x 1.80m)

Hardwood flooring.

## LOUNGE

12'3 x 10'10 (3.73m x 3.30m)

Bay window. Feature multi-fuel burning stove with feature brick surround, contrasting hearth. Hardwood flooring. Cornice ceiling.

## FAMILY ROOM/ DINING ROOM

20'0" x 10'5" (widest points) (6.10m x 3.18m (widest points))

Feature natural gas fire with limestone mantle and surround with contrasting hearth. Feature alcoves with recessed spotlights. Hardwood flooring. Patio doors leading to rear garden.

## FITTED KITCHEN

13'11 x 6'4 (4.24m x 1.93m)

Excellent range of high and low level units with contrasting Quartz worktops, matching upstand. Space for oven/hob. Integrated angled chimney cooker hood. Ceramic 1.5 bowl sink unit with drainer and mixer taps. Integrated fridge/ freezer. Integrated dishwasher. Tiled flooring. Recessed spotlights. Access to rear garden.

## FIRST FLOOR

### LANDING

9'6 x 6'3 (2.90m x 1.91m )

Access to roofpace.

### BEDROOM 1

10'11 x 10'5 (3.33m x 3.18m)

### BEDROOM 2

10'8 x 8'2 (3.25m x 2.49m )

### BEDROOM 3

6'3 x 14'2 (1.91m x 4.32m)

### BATHROOM

6'1 x 4'8 (1.85m x 1.42m )

White suite comprising paneled bath with mixer taps and overhead mains shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled walls. Tiled floor.

Tel: 02890139528

## CINEMA ROOM/ SUMMER ROOM

9'8 x 14'9 (2.95m x 4.50m )

Power and light.

## GARAGE & UTILITY

9'6 x 26'2 (2.90m x 7.98m)

Power and light.

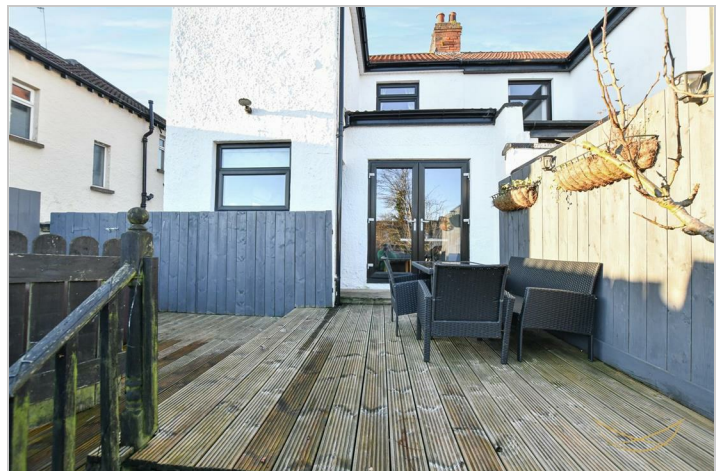
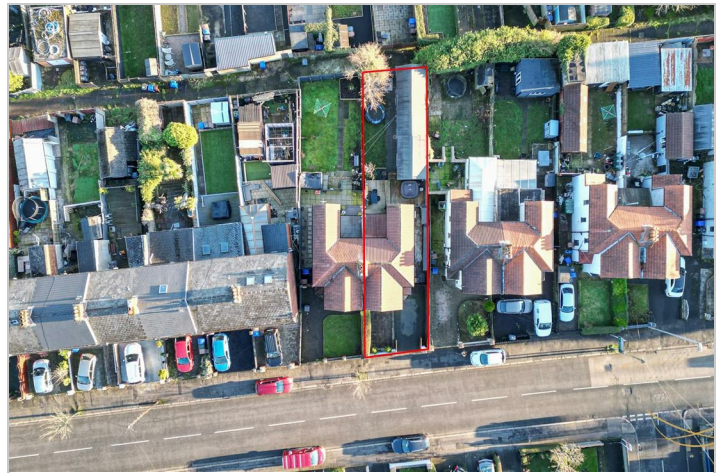
## OUTSIDE

Private and enclosed rear garden with patio and raised decking. Mature hedges and shrubs. Outside light, Outside tap. Recently installed external UPVC fascia and guttering

Paving to front of property, private gated tarmac finished driveway.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property?  
Contact Nest Mortgages on 02893 438092.





### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan

**15 Ballysillan Road, Belfast**

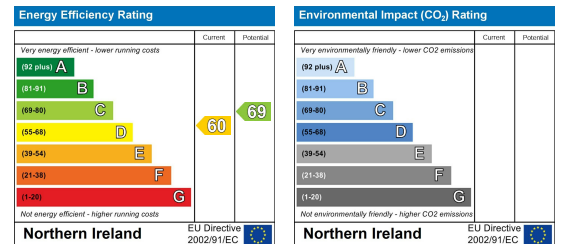
Ground Floor

First Floor

### Viewing

Please contact our Belfast Office on 02890139528 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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.