

## Outside

Neat garden to front in lawn, with driveway to side offering ample parking. Enclosed South facing garden to rear in lawn with paved patio area



**Neil Farrell**  
Mortgage & Protection Advisor

- Mortgage Advice • Life Insurance
- Critical illness • Family protection
- Income protection • Home insurance
- Landlord insurance • Rental Protection

**Contact:** neil.farrell@mab.org.uk / 07709 673 796



These particulars are set out as a general guideline only and do not constitute, nor constitute any part of, an offer or contract: (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them: (3) No person in the employment of Pinpoint Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

**RATES:** 2022/2023    **APPROX:** £854.28

**Pinpoint Offices**  
Marlborough House, 348 Lisburn Road, Belfast, BT9 6GH  
188 Cavehill Road, Belfast BT15 5EX

**Contact Pinpoint**  
028 9068 2777  
contact@pinpointproperty.com  
pinpointproperty.com



Offers Over:  
**£164,950**

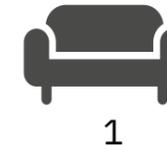
Viewing: By appointment through agent



**36 Squires View**  
**Ballysillan Upper**  
**Ligoniel, Belfast**  
**BT14 8FS**

**028 9068 2777**  
contact@pinpointproperty.com  
pinpointproperty.com

- Beautifully presented semi-detached villa
- 3 Bedrooms including master with ensuite
- Spacious lounge
- Shaker kitchen with casual dining
- Deluxe family bathroom
- uPVC double glazing/gas central heating
- Delightful rear garden with South facing aspect
- Cul de sac location



**Entrance Hall**

Solid wood front door, tiled floor

**Downstairs WC**

Pedestal wash hand basin, low flush WC, tiled walls and floor

**Lounge**

4.34m (14'3) x 3.43m (11'3)

Hole in wall mock fireplace with wooden sleeper mantel, wood effect laminate flooring, double glass paneled doors to kitchen



**Kitchen**

5.59m (18'4) x 3.12m (10'3)

Shaker style kitchen with range of high and low level units, Formica work surfaces, stainless steel sink unit, integrated oven, hob, stainless steel extractor fan, integrated fridge and freezer, plumbed for washing machine, tumble dryer space, partly tiled walls, tiled floor, uPVC double doors to garden



**First Floor Landing**

Access to roof space

**Bedroom 1**

3.35m (11'0) x 2.9m (9'6)

Juliet style balcony with Panoramic views over Belfast

**Ensuite**

Pedestal wash hand basin, low flush WC, tiled floor and walls



**Bedroom 2**

3.43m (11'3) x 2.74m (9')

**Bedroom 3**

2.69m (8'10) x 2.36m (7'9)



**Bathroom**

White suite comprising vanity unit, low flush WC, panelled bath with shower above, tiled walls and floor