



### 30 Sicily Park, Belfast, BT10 0AL

**Price Guide £325,000**

This well presented semi - detached home is located just off the Upper Lisburn Road in South Belfast. The accommodation comprises on the ground floor, two good size receptions, kitchen with access to conservatory and downstairs W.C. On the first floor there are four bedrooms and family bathroom suite. Oil fired central heating and double glazing are both in place. Outside there is a large enclosed garden to rear and front driveway with detached garage. The home is well suited to families and young professionals wanting to set up home close to primary and grammar schools, public transport networks and the amenities of South Belfast.

- Attractive Semi - Detached Home
- Two Reception Rooms
- Downstairs W.C
- Double Glazed Windows
- Ideal Location Close To Leading Schools & Excellent Transport Links
- Four Good Bedrooms
- Kitchen With Access To Conservatory
- Oil Fired Central Heating
- Large Enclosed Rear Garden. Detached Garage

Energy Efficiency Rating		Current	Potential
(92-100)	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			

EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Sliding doors to reception porch. Hardwood front door with stain glass panels.

#### RECEPTION HALL



Wood wall panelling.

#### LOUNGE 15'1" x 11'5" (4.6 x 3.5)



Open fire.

#### LIVING / DINING 20'0" x 12'5" (6.1 x 3.8)



Open fire. Sliding patio doors to conservatory.



#### KITCHEN 9'10" x 8'10" (3.0 x 2.7)



Range of high and low level units, 1.5 single drainer stainless steel sink unit with mixer tap, plumbed for washing machine.

**CONSERVATORY 11'9" x 8'6" (3.6 x 2.6)**



Tiled Flooring. Double doors to rear garden.

**W.C**

Wash hand basin and low flush W.C.

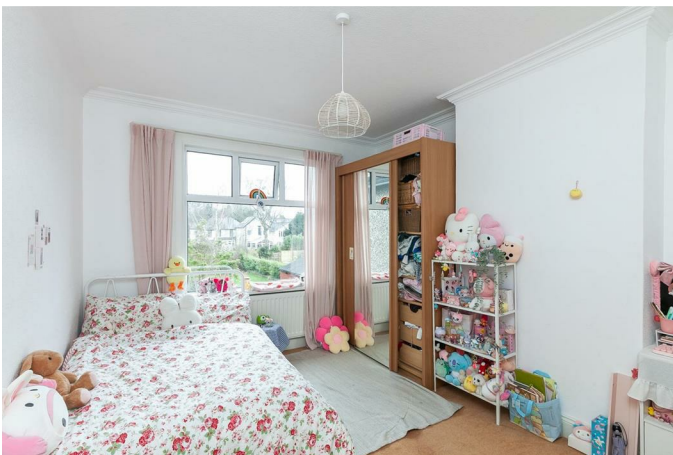
**ON THE FIRST FLOOR**

**BEDROOM ONE 15'1" x 10'2" (4.6 x 3.1)**



Built in robes.

**BEDROOM TWO 12'1" x 9'10" (3.7 x 3.0)**



**BEDROOM THREE 11'5" x 8'10" (3.5 x 2.7)**



**BEDROOM FOUR 8'10" x 7'6" (2.7 x 2.3)**

**BATHROOM 8'6" x 5'2" (2.6 x 1.6)**



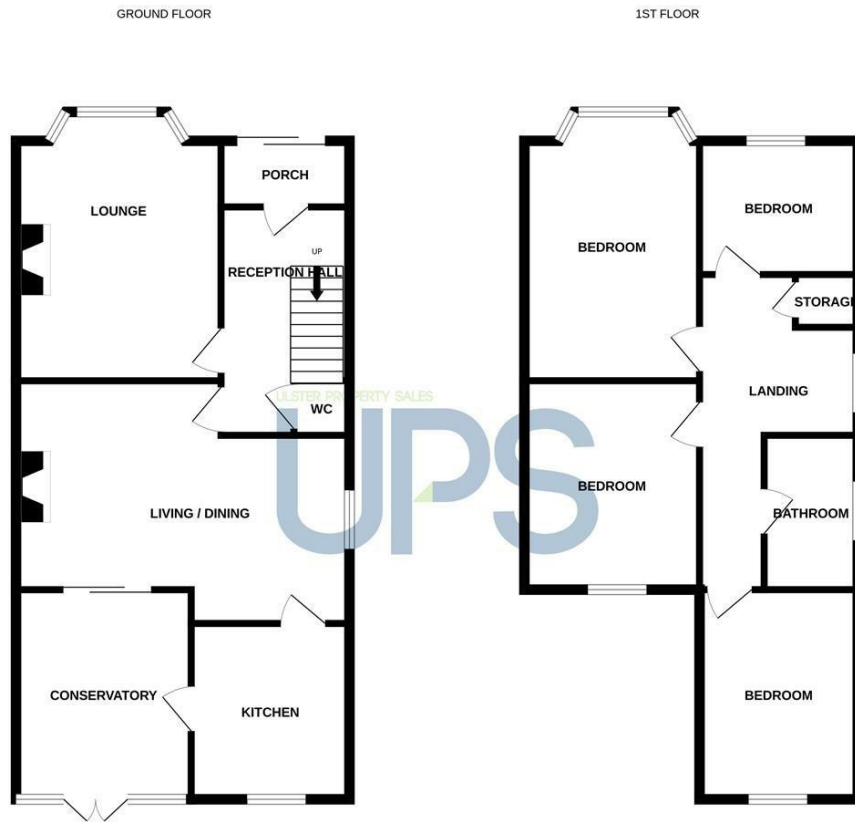
White suite comprising, pedestal wash hand basin with built in vanity unit, panel bath with shower over, low flush W.C , heated towel rail, fully tiled walls and tiled flooring.

**GARDEN**



Excellent rear garden in lawn, detached garage, front driveway.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

# Area Map



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