



170 Ballyhill Road , Belfast, BT14 8SF

Offers Around £550,000

Unique Development Opportunity.

Nestled in the countryside overlooking Belfast City, 170 Ballyhill Road presents a remarkable opportunity for builders and developers alike. This substantial extended chalet bungalow boasts a substantial layout, featuring 11 bedrooms and 4 reception rooms, along with additional covered spaces 13 bathrooms/en-suites and furnished cloakrooms, 2 kitchens and a utility room offering endless potential for customization and expansion. The property is set within extensive grounds, providing a serene environment while being just minutes away from Belfast city centre. The convenience of a passing bus service ensures easy access to urban amenities, making this location ideal for those who appreciate the tranquillity of rural living without sacrificing city conveniences.

While the property has been extensively extended, it does require major finishing works. Additionally, there is a separate derelict detached villa on the premises, which could be revitalised to enhance the overall value and appeal.

With views over the city and beyond, this property is not only a home but also a canvas for creativity and development. Whether you are looking to create a luxurious family residence or an investment opportunity, Do not miss the chance to explore the potential this property holds.

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		EU Directive 2002/91/EC	

170 Ballyhill Road

, Belfast, BT14 8SF



- Substantial Investment Development Opportunity
- 2 Kitchens plus Utility Room
- Separate Derelict Detached Villa
- Extensively Extended Detached Residence
- 13 Bathrooms-En-suites and Furnished cloakrooms
- Minutes From The City
- 11 Bedrooms 4 Reception Rooms
- Extensive Grounds
- Passing Public Transport

Entrance Hall

42'1" x 7'1" (12.83 x 2.17)

Pvc double glazed double entrance doors, double panelled radiator, panelled radiator.

Furnished Cloakroom

Classic white suite comprising pedestal wash hand basin, low flush WC, ceramic tiled floor, part tiled walls, panelled radiator.

Bedroom

15'1" x 11'9" (4.62 x 3.60)

Double panelled radiator, panelled radiator.

Bathroom

Classic white 4 piece suite comprising panelled bath, telephone handset shower, fully tiled shower cubicle, bidet, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, double panelled radiator.

Hallway

Double panelled radiator.

Bathroom

Classic white 4 piece suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush Wc, ceramic tiled floor, panelled radiator.

Kitchen

15'1" x 11'10" (4.60 x 3.62)

Stainless steel units, ceramic tiled floor.

Kitchen

12'9" x 7'5" (3.91 x 2.28)

Stainless steel units.

Utility

8'5" x 6'0" (2.57 x 1.84)

Plumbed for washing machine, ceramic tiled floor.

Reception

15'3" x 12'5" (4.66 x 3.80)

Pvc double glazed door, attractive fireplace, double panelled radiator.

Reception

19'5" x 13'9" (5.93 x 4.20)

Wood laminate floor, attractive brick fireplace, built-in storage, double panelled radiator, panelled radiator.

Reception

14'9" x 12'9" (4.50 x 3.89)

Pvc double glazed double doors, ceramic tiled floor, double panelled radiator.

Reception

36'4" x 16'3" (11.08 x 4.96)

Pvc double glazed double doors, pvc double glazed double doors, double panelled radiator, 2 x panelled radiators.

Furnished Cloakroom

Classic white suite comprising pedestal wash hand basin, low flush WC, ceramic tiled floor, panelled radiator.

First Floor

Landing, under eaves storage, velux window.

Bedroom

14'4" x 10'9" (4.37 x 3.28)

Under eaves storage, double panelled radiator.

En-Suite

Classic white suite comprising pedestal wash hand basin, low flush WC, panelled radiator.

Bathroom

Classic white suite comprising panelled bath, telephone handset shower, fully tiled shower cubicle, electric shower, pedestal wash hand basin, low flush WC, ceramic tiled floor, partly tiled walls, under eaves storage, panelled radiator.

Bedroom

11'9" x 8'8" (3.60 x 2.66)

Under eaves storage, double panelled radiator.

Bathroom

Classic white suite comprising pedestal wash hand basin, low flush WC, ceramic tiled floor, plumbed for shower, chrome radiator.

Bedroom

11'1" x 10'9" at widest (3.39 x 3.28 at widest)

Velux window, double panelled radiator.

Bedroom

11'8" x 10'0" (3.58 x 3.07)

Velux, double panelled radiator.

Bedroom

12'9" x 11'8" (3.89 x 3.58)

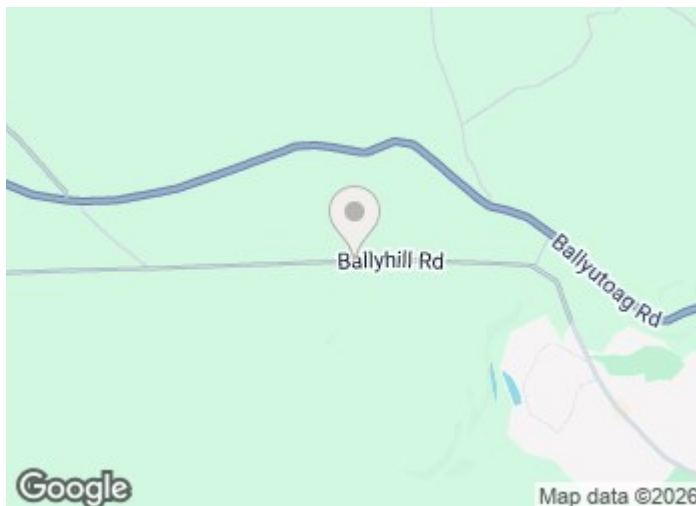
Velux, double panelled radiator.

Bedroom

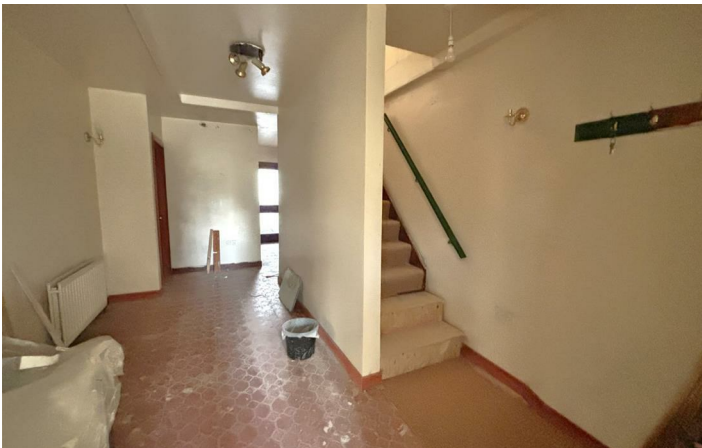
13'4" x 6'0" (4.07 x 1.84)

Under eaves storage.

Open Plan To:



Directions



Floor Plan

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