



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 35 Seaview Drive , Belfast, BT15 3NB

**Offers Around £95,000**

Extended Town Terrace In This Most Popular Section Of Seaview Drive.

Holding a prime position within this most popular section of Seaview Drive, this attractive red brick double fronted extended town terrace offers unlimited potential. The spacious interior comprises 2 bedrooms, 2 reception rooms, extended fitted kitchen and bathroom in white suite complete with electric shower. The dwelling further offers oil fired central heating, upvc double glazed windows and exterior doors, wood laminate and ceramic floor coverings and offers superb potential. A southerly aspect to the rear garden combines with the most convenient location with leading schools, public transport and excellent local shopping all close by.

Immediate Inspection Highly Recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC



# 35 Seaview Drive

, Belfast, BT15 3NB



- Extended Double Fronted Town Terrace
- Bathroom In White Suite
- Upvc Double Glazed Windows
- 2 Bedrooms 2 Reception Rooms
- Oil Fired Central Heating
- Pvc Facia And Eaves
- Extended Fitted Kitchen
- Excellent Rear Garden

## Entrance Hall

Upvc double glazed entrance door.

## Lounge

13'6" x 10'2" (4.13 x 3.10)

Double panelled radiator, wood laminate floor, hole-in wall fireplace.

## Dining Room

14'3" x 7'4" (4.35 x 2.24)

Wood laminate floor, panelled radiator. Under stair storage.

## Extended Kitchen

13'7" x 7'3" (4.15 x 2.23)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor, upvc double glazed rear door, panelled radiator.

## First Floor

Landing, panelled radiator.

## Bedroom

14'7" x 10'0" (4.46 x 3.05)

Panelled radiator.

## Bedroom

9'1" x 7'10" (2.79 x 2.41)

Panelled radiator.

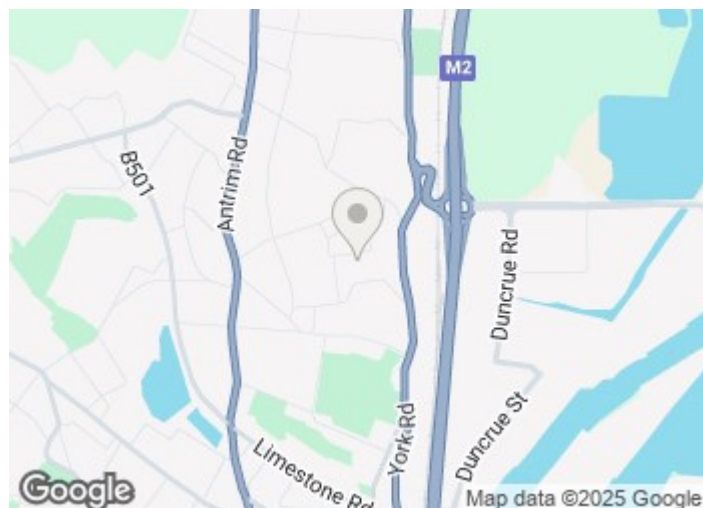
## Bathroom

White suite comprising shower cubical, electric shower, pedestal wash hand basin, low flush wc, fully tiled, ceramic tiled floor, feature radiator.

## Outside

Gardens front and rear in patio, boiler house oil boiler, oil tank

## Wooden Garage



## Directions



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

