

14 Seascape Parade , Belfast, BT15 3NQ

Offers Over £90,000

Handsome Double Fronted Town Terrace in Quiet Cul de Sac Position

Holding a quiet cul de sac position within this highly regarded location this attractive town terrace will have immediate appeal. The accommodation comprises 2 bedrooms, through lounge fitted kitchen with dining area off and contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, oil fired central heating, wiring improvements in the last 8 years and newly installed damp proof course. Hard landscaped gardens in patio with south facing rear combines with a most convenient location to make this an opportunity not to be missed.

Internal inspection highly recommended.

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			
		52	69
Northern Ireland		EU Directive 2002/91/EC	

14 Seascap Parade

, Belfast, BT15 3NQ



- Double Fronted Red Brick Town Terrace
- Modern White Bathroom
- Newly Installed Damp Proof Course
- 2 Bedrooms Through Lounge
- Oil Fired Central heating
- South Facing Rear Garden
- Fitted Kitchen with Dining
- Upvc Double Glazed Windows
- Well Regarded Cul De Sac Location

Entrance Hall

UPvc double glazed entrance door, wood laminate floor.

dryer space, fridge/freezer space, partly tiled walls, ceramic tiled floor

Bedroom

13'10" x 9'11" (4.22 x 3.04)
Panelled radiator.

Through Lounge

14'2" x 13'11" (4.33 x 4.25)
Brick Fireplace, wood laminate floor, double panelled radiator.

DINING AREA - Panelled radiator, under stairs storage.

Bedroom

10'3" x 8'2" (3.13 x 2.50)
Panelled radiator, hot press.

Kitchen

13'11" x 10'8" (4.25 x 3.27)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and hob, canopy extractor fan, plumbed for washing machine, tumble

First Floor

Landing

Outside

Hard landscaped gardens front and rear in patio and stone

Bathroom

Modern white suite comprising chip panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, pvc panelled walls.

Boiler house oil fired boiler, oil tank



Directions



Floor Plan

14 Seascape Parade, BELFAST, BT15 3NQ



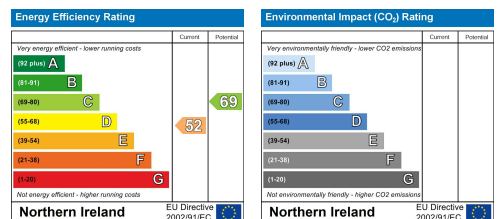
Second Floor

First Floor

Total Area: 51.5 m² ... 555 ft²

All measurements are approximate and for display purposes only

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