



## 28 Silverstream Drive , Belfast, BT14 8GQ

**Offers Over £109,950**

Stunning Semi Detached Villa Presented To The Highest Standard.

An extensively refurbished semi detached family home which has been meticulously presented throughout creating a contemporary property which will impress all who view. The modern interior comprises 3 bedrooms, through lounge open plan to a luxury kitchen incorporating 4 ring gas hob and steel under oven, integrated fridge freezer, washing machine, furnished cloakroom and fully tiled contemporary white bathroom suite. The dwelling further offers gas fired central heating, upvc double glazed windows & doors, low outgoings, extensive use of ceramic and wood laminate floor coverings and a delightfully private rear garden with mature lawn, hedging and concrete paths. The popular and convenient location combines with the contemporary accommodation to make this the ideal home for the first time and young family buyer alike - Early viewing is 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	63	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 28 Silverstream Drive

, Belfast, BT14 8GQ



- Stunning Semi Detached Villa
- Fully Tiled Contemporary Bathroom
- Gas Central Heating
- Private Gardens
- 3 Bedroom, Spacious Lounge
- Furnished Cloakroom
- Low Outgoings
- Open Plan To Luxury Integrated Kitchen
- uPvc Double Glazed Windows & Door
- Highest Presentation

## Extended Entrance Porch

### Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor,

### Lounge

19'3" x 16'10" (5.87 x 5.15)

Ceramic tiled floor, understairs storage, double panelled radiator.

Open plan to

### Kitchen

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in steel under oven and 4 ring gas hob, feature "black" stainless steel canopy extractor fan,

integrated washer machine,

integrated fridge/freezer, concealed 9'11" x 5'8" (3.04 x 1.75 )

gas boiler, recessed lighting, double

panelled radiator, pvc door to rear,

### Furnished Cloakroom

Contemporary white suite comprising vanity unit, low flush WC, ceramic tiled floor.

### First Floor

Double panelled radiator, access to roofspace.

### Bathroom

Fully tiled modern white suite comprising panelled bath, drench style shower, telephone handset shower, vanity unit, low flush WC, ceramic tiled floor, extractor fan, panelled radiator.

### Bedroom

9'11" x 5'8" (3.04 x 1.75 )

Double panelled radiator.

### Bedroom

13'0" x 9'0" (3.97 x 2.75 )

Double panelled radiator.

### Bedroom

10'0" x 4'9" (3.07 x 1.46)

Built-in storage, double panelled radiator.

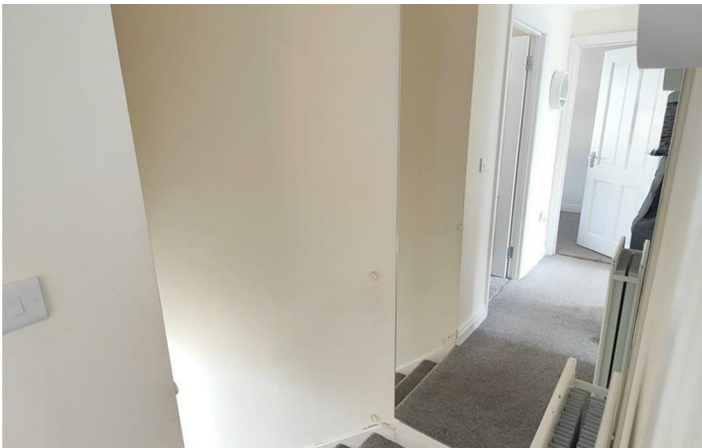
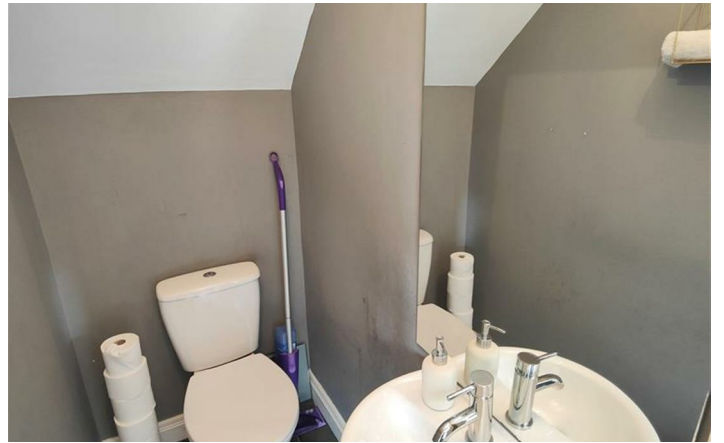
### Outside

Mature gardens front, side and rear in mature lawn, shrubs and hedging, concrete paths, vertical panel fencing, outside light & tap, pedestrian side gate.



## Directions





# Floor Plan

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