



## 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

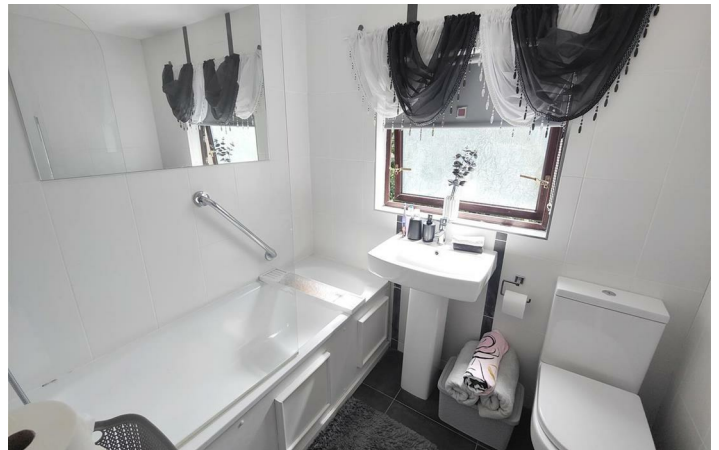
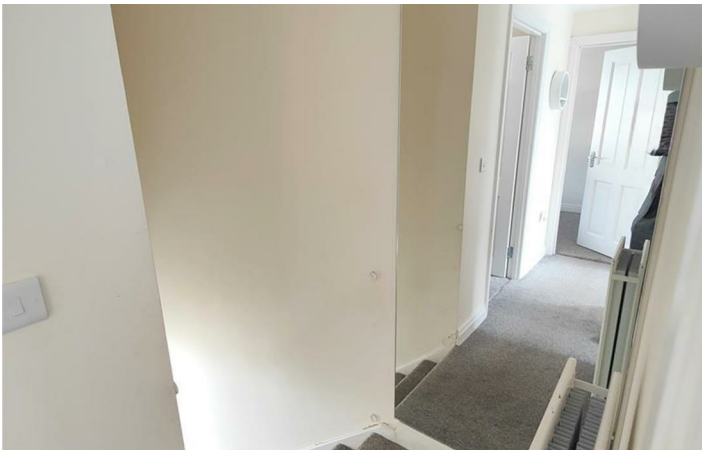
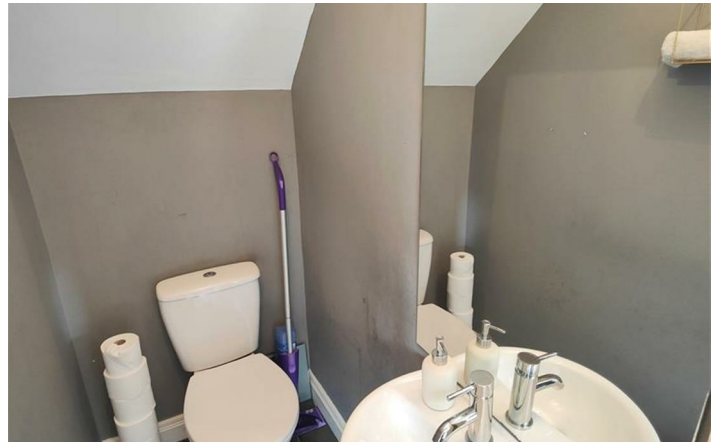
hedging, concrete paths, vertical

panel fencing, outside light & tap,

pedestrian side gate.



## Directions



# Floor Plan

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

