



## 96 Premier Drive , Belfast, BT15 3LY

**£110,000**

Charming Luxuriously Appointed Cottage Style Red Brick End Of Terrace Holding A Prime Position Within This Ever Popular Location.

Holding a prime position within this ever popular location, this extensively refurbished and beautifully appointed period red brick end of terrace will have immediate appeal. The richly appointed interior comprises 2 bedrooms, spacious through lounge, newly fitted kitchen incorporating built-in under oven and ceramic hob with dining area and classic white bathroom suite complete with electric shower. The dwelling further offers oil fired central heating, pvc double glazed windows and exterior doors, pvc fascia and eaves, replacement rain water goods, extensive use of wood laminate floor coverings and has undergone a programme of improvement works in recent years. Hard landscaped private walled gardens and low outgoings combines with ample off street carparking to add the finishing touches to a home ideally suited to the first time buyer or young married couple alike.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 96 Premier Drive

, Belfast, BT15 3LY



- Charming Cottage Style End Of Terrace
- Classic White Fully Tiled Bathroom
- Pvc Fascia And Eaves
- Highest Presentation
- 2 Bedrooms Through Lounge
- Upvc Double Glazed Windows
- Replacement Rain Water Goods
- Newly Installed Luxury Kitchen
- Oil Fired Central Heating
- Off Street Carparking To Rear

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

## Through Lounge

13'8" x 9'5" (4.17 x 2.89)

Attractive fireplace, wood laminate floor, panelled radiator.

## Kitchen

13'8" x 9'0" (4.17 x 2.75)

Single drainer stainless steel sink unit, brushed brass mono block, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, integrated extractor fan, fridge /freezer space plumbed for

washing machine, under larder fridge space, partly tiled walls, wood laminate floor.

## Dining/ Breakfast Area

### Rear lobby

Under stairs storage, access to lounge, upvc double glazed rear door.

### First Floor

Panelled radiator.

### Bedroom

13'9" x 9'10" (4.21 x 3.01)

Panelled radiator.

### Bedroom

8'5" 7'3" (2.57 2.22)

Built-in robe, panelled radiator

## Bathroom

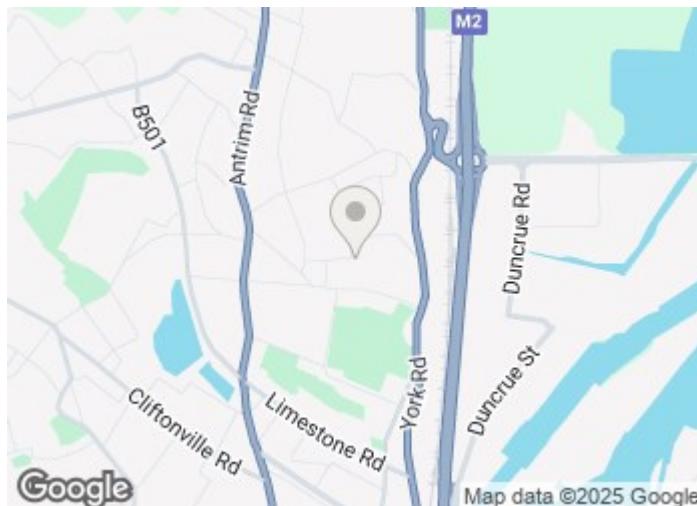
Classic white suite comprising panelled bath, shower screen, electric shower, vanity unit, low flush wc, fully tiled walls. wood laminate floor.

## Outside

Walled private gardens front and rear in lawn with hard landscaped areas, south facing rear garden, oil tank, boiler house, oil fired central heating boiler, basement storage, outside light and tap

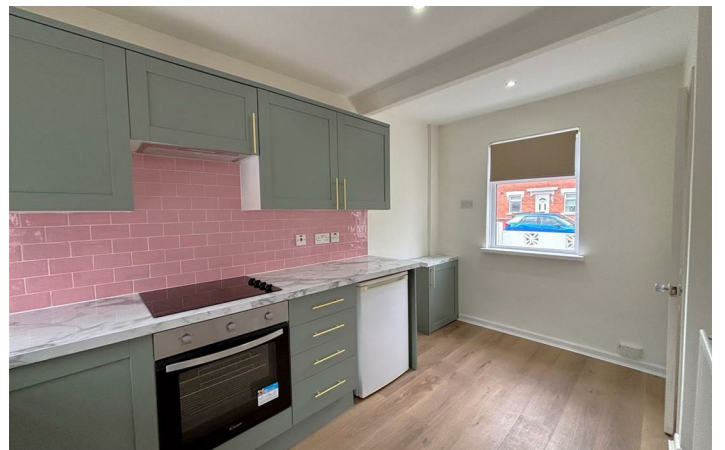
## Secure Carparking

Ample Carparking, Drive way.



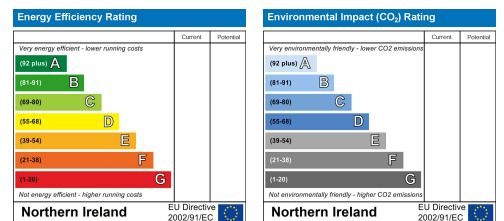
## Directions





# Floor Plan

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