



## 57 Westland Drive , BT14 6NG

**Offers Over £109,950**

A Modern Built Town Terrace Holding A Cul-De-Sac Position Within This Increasingly Popular Location.

A fabulous opportunity to purchase a modern constructed town terrace situated within this ever popular and most convenient cul-de-sac location. The interior comprises 3 bedrooms, spacious lounge with patio door to rear garden, fitted kitchen with an excellent range of units and informal dining and white bathroom suite. The dwelling further offers upvc double glazed windows, gas central heating and extensive use of wood laminate and ceramic tiled floor coverings throughout.

Low maintenance hard landscaped gardens combines with excellent local amenities making this a home not to be missed - Early viewing is 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		

# 57 Westland Drive

, BT14 6NG



- Modern Built Town Terrace
- Holding A Cul-De-Sac Position
- 3 Bedrooms
- Spacious Lounge With Patio Doors To Rear Garden
- Fitted Kitchen
- White Bathroom Suite
- Upvc Double Glazed Windows
- Gas Central Heating
- Most Convenient Location

### Entrance Hall

Hardwood entrance door, ceramic tiled floor, understairs storage, double panelled radiator.

### Lounge

14'0" x 12'7" (4.27 x 3.86)  
Featured fireplace, gas fire, wood laminate floor, double panelled radiator, upvc double glazed patio doors to rear.

### Kitchen

19'1" x 9'4" (5.82 x 2.87)  
Bowl and 1/2 drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, integrated extractor fan, plumbed for washing

machine, plumbed for dishwasher, partly tiled walls, ceramic tiled floor, recessed lighting.

Dining Area - double panelled radiator, ceramic tiled floor, recessed lighting.

### First Floor

Landing, built-in storage, hot-press, wood laminate floor, access to roofspace.

### Bathroom

White bathroom suite comprising panelled bath. shower screen, electric shower, vanity unit, low flush wc, partly tiled walls, partly pvc walls, pine tongue and groove ceiling, panelled radiator.

### Bedroom

13'5" x 8'11" (4.09 x 2.74)  
Built-in storage, wood laminate floor, panelled radiator.

### Bedroom

10'9" x 9'6" (3.30 x 2.92)  
Built-in storage, wood laminate floor, panelled radiator.

### Bedroom

10'4" x 6'7" (3.15 x 2.01)  
Wood laminate floor, panelled radiator.

### Outside

Gardens front and rear in flowerbeds and featured decked area.



### Directions





Floor Plan

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