



33 Premier Drive , Belfast, BT15 3LY

Offers Over £105,000

Superb Extended End Townhouse Beautiful Presented with Delightful South Facing Walled Gardens.

A beautifully presented extended end town house refurbished to a high standard in recent years holding an excellent site within this most popular residential location moments from Seaview Primary School and short commute to the New University Campus and City Centre beyond. The extended accommodation comprises 2 double bedrooms, lounge with fireplace, dining room, recently fitted kitchen with access to the rear gardens and modern white bathroom suite. The dwelling further offers recently installed uPvc double glazed windows and doors and recently fitted gas fired central heating. A large southerly rear garden with side access, "ready to move into" accommodation combined with this most convenient location to make this an ideal starter home - 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 | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | | EU Directive 2002/91/EC |

33 Premier Drive

, Belfast, BT15 3LY



- Superb Extended End Townhouse
- Dining Room
- Upvc Double Glazed Windows & Doors
- Two Bedrooms, Master With Storage
- Extended Fitted Kitchen
- Recent Gas Fired Central Heating
- Lounge With Fireplace
- Modern White Bathroom
- Delightful Southerly Rear Gardens

Entrance Hall

Composite Upvc double glazed entrance door.

Lounge

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

Attractive fireplace, wood laminate floor, 2 panelled radiators.

Dining Room

14'4" x 7'1" (4.39 x 2.18)

Wood laminate floor, panelled radiator.

Extended Kitchen

13'9" x 8'2" (4.20 x 2.51)

Bowl and a half stainless steel sink unit, extensive range of high and

low level units, built-in under oven

and ceramic hob, stainless steel extractor, wood effect formica worktops, feature glass storage, plumbed for washing machine, partly tiled walls, laminate wood floor, recessed lighting. upvc double glazed rear door.

First Floor

Landing.

Bedroom

14'1" x 9'10" (4.31 x 3.01)

Double aspect windows, wood laminate floor, panelled radiator.

Bedroom

10'0" x 7'6" (3.05 x 2.30)

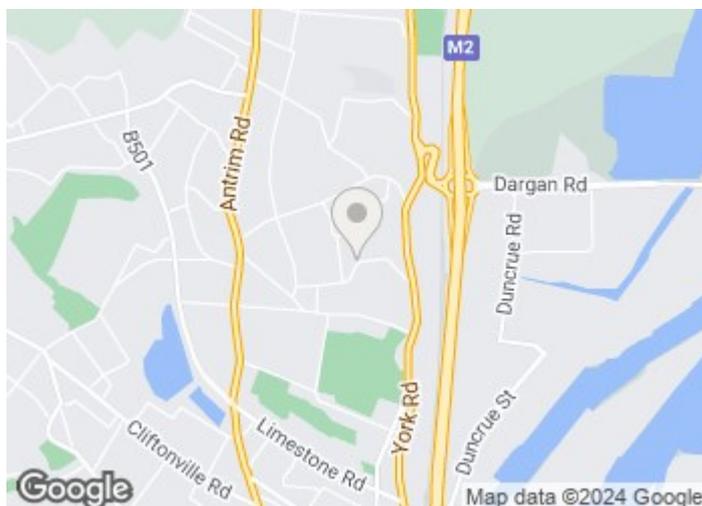
Panelled radiator, concealed gas boiler.

Bathroom

Modern white suite comprising panelled bath, thermostatically controlled shower unit, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor.

Outside

Gardens front in mature lawn and concrete path, gate access to rear, south facing rear gardens in lawn and hard landscaping.

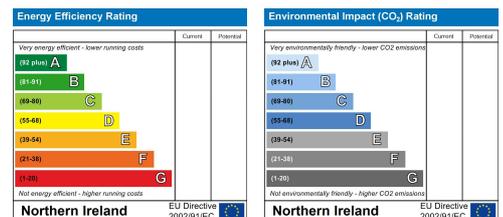


Directions



Floor Plan

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