



## 35 Silverstream Park , Belfast, BT14 8GT

**£124,950**

Beautifully Presented Semi Detached Villa In Popular Location Perfect For Old Or Young Alike

Holding a prime position within this ever popular and convenient location this beautifully presented and refurbished semi detached villa will have immediate appeal. The richly appointed interior comprises 3 bedrooms, through lounge into bay, open plan fitted kitchen incorporating built-in oven hob, integrated under fridge and classic white bathroom suite with thermostatically controlled shower unit. The dwelling further offers uPvc double glazed windows and doors, pvc fascia and eaves, replacement rainwater goods, cavity wall insulation, gas central heating and has benefited from a programme of improvement works in past years. Off street car parking and private gardens with utility store combines with the most convenient location with leading schools, public transport and leisure facilities all within walking distance makes this a home not to be missed..

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 35 Silverstream Park

, Belfast, BT14 8GT



- Magnificent Semi Detached Villa
- 3 Bedrooms Through Lounge
- Open Plan Fitted Kitchen
- uPvc Double Glazed Windows And Exterior Doors
- Pvc Fascia & Eaves
- Gas Central Heating
- Classic White Bathroom
- Private Gardens Utility Store
- Highest Presentation
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door, panelled radiator, wood laminate floor, under stairs storage, concealed gas boiler.

## Through Lounge into Bay

10'0" x 23'5" (3.05 x 7.14)

Double panelled radiator, panelled radiator, wood laminate floor.

## Dining Area

Panelled radiator.

## Open Plan Kitchen

7'4" x 5'7" (2.24 x 1.70)

Bowl and a half single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in stainless steel

under oven and gas hob, stainless steel canopy extractor fan, integrated under fridge, panelled radiator, partly tiled walls, ceramic tiled floor, recessed lighting upvc double glazed rear door.

## First Floor

Landing

## Bathroom

White suite comprising panelled bath, shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, porcelain tiled floor, chrome radiator.

## Bedroom

10'2" x 9'8" (3.10 x 2.95)

Built-in mirrored slide robes, wood laminate floor, panelled radiator.

## Bedroom

10'5" x 9'8" (3.18 x 2.95)

Panelled radiator, wood laminate floor.

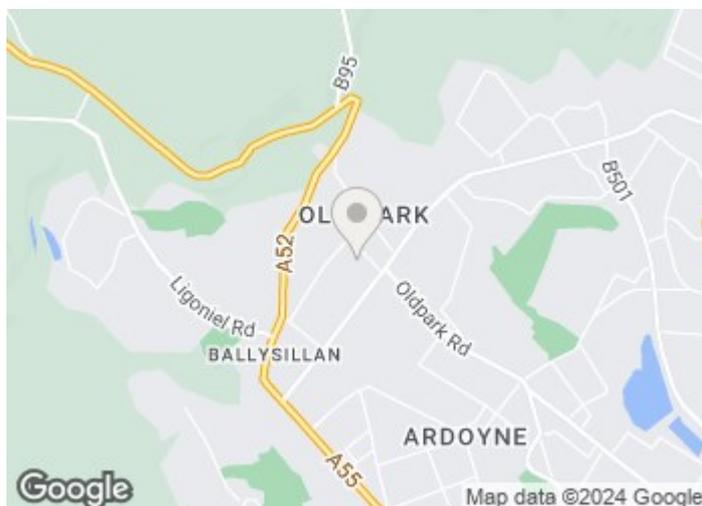
## Bedroom

6'8" x 5'10" (2.03 x 1.78)

Wood laminate floor, panelled radiator.

## Outside

Gardens front in artificial grass, rear in lawn and flowerbeds, utility store, plumbed for washing machine, light and power, tarmac driveway

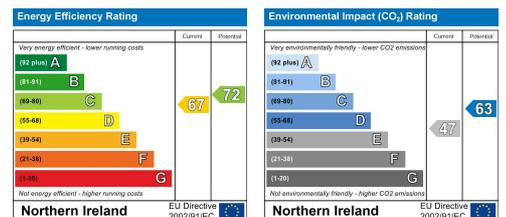


## Directions



# 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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
@Ulster Property Sales is a Registered Trademark