



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

# 35 Silverstream Park

, Belfast, BT14 8GT



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

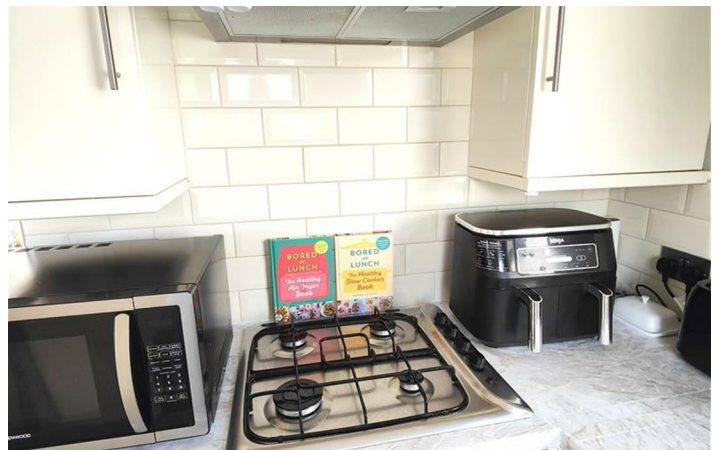
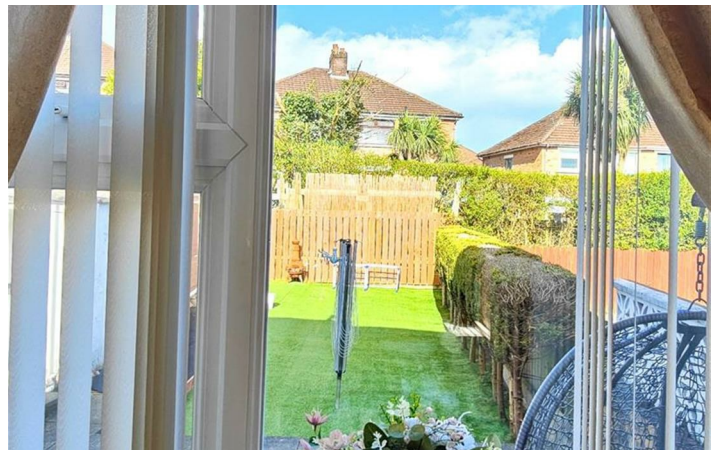
### Outside

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



### Directions





Floor Plan

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