



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



98 Premier Drive , Belfast, BT15 3LZ

Offers Around £114,950

Superb End Townhouse Holding A Prime Elevated Corner Site With Detached Garage

A beautifully presented end townhouse holding a prime elevated corner site garaging in this most popular and convenient location. The modernised interior comprises 2 bedrooms, master with excellent built-in storage, lounge with wood laminate flooring, recently fitted contemporary kitchen and recently installed modern white bathroom. The dwelling further offers Upvc double glazed windows, pvc fascia & eaves, gas heating, extensive use of quality ceramic and wood laminate flooring coverings, low outgoings and has been well presented throughout. The prime corner site, garaging and delightful raised patio with further gardens beyond combines to make early inspection highly recommended.

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

98 Premier Drive

, Belfast, BT15 3LZ



- Superb Red Brick End Townhouse
- Modern White Bathroom Suite
- Detached Garage
- Sought After & Convenient Location
- 2 Bedrooms, Lounge
- Upvc Double Glazed Windows
- Raised Patio
- Contemporary Fitted Kitchen
- Gas Fired Central Heating
- Mature Gardens

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

Lounge

13'11" x 9'8" (4.26 x 2.96)

Wood laminate floor, panelled radiator, recessed lighting.

Kitchen

13'6" x 10'4" at widest (4.14 x 3.16 at widest)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, 4 ring gas hob, steel under oven and grill, glass splash back, stainless steel canopy extractor fan, integrated

fridge, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor, pvc door to rear, downstairs cloaks.

First Floor

Landing.

Bathroom

Contemporary white suite comprising fully tiled shower cubicle with electric shower, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor, feature radiator, pvc ceiling, recessed lighting.

Bedroom

14'1" x 7'10" (4.31 x 2.41)

Wood laminate floor, panelled radiator, built-in robes.

Bedroom

8'3" x 7'4" (2.54 x 2.26)

Panelled radiator, built-in storage, concealed gas boiler.

Garage

18'0" x 11'8" (5.50 x 3.58)

Stable style doors.

Outside

Gardens front and side in hard landscaped patio, Rear in raised patio, panel fencing to mature lawn.



Directions



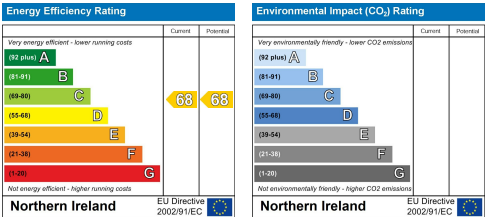
Floor Plan

98, Premier Drive, BELFAST, BT15 3LZ



Total Area: 48.1 m² ... 518 ft²
All measurements are approximate and for display purposes only

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