



ULSTER PROPERTY SALES

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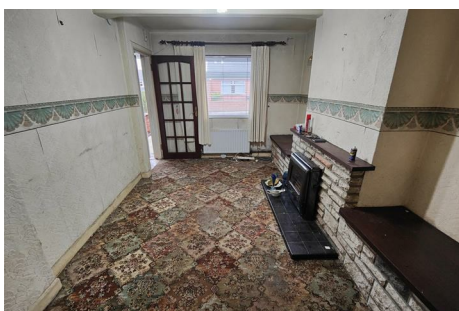
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



99 Seaview Drive , Belfast, BT15 3ND

Offers Over £79,950

A Superb Opportunity To Purchase A Double Extended Red Brick Mid Terrace With Fantastic Potential Within This Most Popular And Convenient Location.

A double extended red brick mid terrace offering a superb refurbishment opportunity the interior comprises 2 bedrooms, study, through lounge, kitchen/dining, and classic white bathroom suite. The dwelling further offers oil fired central heating, uPvc double glazed windows, pvc fascia, eaves and new rainwater goods. Holding a prime position moments from Seaview Primary School combines with private rear gardens to make this the perfect project ideally suited to the Cash builder, investor or DIY enthusiast wishing to embark on a project with excellent potential. With opportunities of this nature getting harder to come by Early viewing is strongly recommended - Cash Offers Only.

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

99 Seaview Drive

, Belfast, BT15 3ND



- Superb Refurbishment Opportunity
- Fitted Kitchen With Dining
- Upvc Double Glazed Windows
- Cash Offers Only
- Double Extended Red Brick Townhouse
- Classic Bathroom Suite
- Pvc Fascia, Eaves, New Rainwater Goods
- 2 Bedrooms, Study, Through Lounge
- Oil Fired Central Heating
- Private Rear Gardens

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

Through Lounge

23'0" x 13'2" at widest (7.03 x 4.02 at widest)

Double panelled radiator x 2, glass fronted fire, pvc door to yard.

Kitchen

14'0" x 10'6" at widest (4.27 x 3.22 at widest)

Bowl and a half stainless steel sink unit, plumbed for washing machine, built-in oven and hob, ceramic tiled floor.

fridge/freezer space, partially tiled walls, ceramic tiled floor under stair storage.

Dining area.

First Floor

Bathroom

12'9" x 8'5" (3.90 x 2.59)

Classic white suite comprising panelled bath, telephone handset shower, walk-in shower cubicle, electric shower, pedestal wash hand basin, low flush w.c, partially tiled walls,

Bedroom

13'5" x 10'0" (4.09 x 3.07)

Double panelled radiator.

Bedroom

10'2" x 8'3" (3.12 x 2.54)

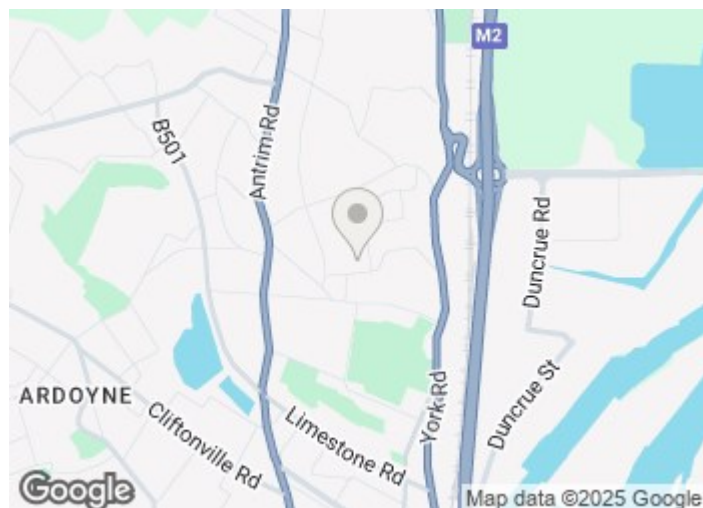
Access to roofspace, panelled radiator.

Study

5'4" x 4'7" (1.63 x 1.41)

Outside

Forecourt , enclosed rear yard, rear in mature lawn.



Directions



Floor Plan

99 Seaview Drive, BELFAST, BT15 3ND



Ground Floor

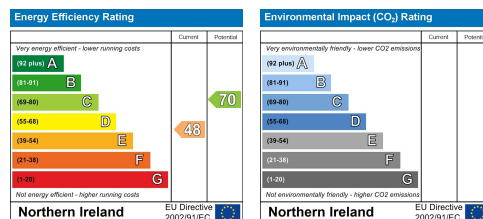


First Floor

Total Area: 67.0 m² ... 722 ft²

All measurements are approximate and for display purposes only

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.



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