



30 Silverstream Road , Belfast, BT14 8GF

Offers Around £119,950

Superb Town Terrace Offering 4 Bedrooms Holding A Prime Elevated Site Within This Popular Location.

Holding a prime slightly elevated site within this most popular location this impressive town terrace will have immediate appeal. The spacious interior comprises 4 bedrooms, spacious lounge with media wall, modern fitted kitchen with built-in oven and hob and family bathroom in white suite on the ground floor. The dwelling further offers oil fired central heating, uPvc double glazed windows, extensive use of quality flooring including new carpets, extended entrance porch and has undergone a comprehensive program of improvements in past years. Hard landscaped front garden and private rear with excellent storage combine with low outgoings and the most convenient location make this the perfect investment or first time buyer opportunity - Early viewing 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	65	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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, Belfast, BT14 8GF



- Superb Town Terrace
- White Bathroom Suite
- New Carpeting
- Popular Location
- 4 Bedrooms, Lounge
- Upvc D G Windows & Doors
- Hard Landscaped Gardens
- Modern Fitted Kitchen
- Oil Fired Central Heating
- Prime Elevated Position

Entrance Hall

Extended entrance porch, ceramic tiled floor, under stairs storage.

Lounge

12'2" x 10'7" into bow window (3.71 x 3.23 into bow window)
Media wall, double panelled radiator.

Bathroom

White bathroom suite comprising panelled bath, drench style shower, pedestal wash hand basin, ceramic tiled floor, pvc panelled walls, pvc ceiling.

Kitchen

16'0" x 12'1" (4.88 x 3.68)
Bowl and a half stainless steel sink

unit, range of high and low level units, formica worktops, plumbed for washing machine, under fridge and freezer space, stainless steel canopy extractor, built-in oven and ceramic hob, double panelled radiator, partially tiled walls, wood laminate flooring, pvc ceiling, pvc rear door.

Archway to Dining:

Pvc panelled ceiling, panelled walls.

First Floor

Landing, access to roofspace, panelled radiator.

Bedroom

9'0" x 7'9" (2.74 x 2.36)
Panelled radiator.

Bedroom

13'9" x 7'9" (4.19 x 2.36)
Wood laminate floor, built-in storage, double panelled radiator..

Bedroom

7'6" x 9'2" (2.29 x 2.79)
Built-in storage, panelled radiator.

Bedroom

12'0" x 10'0" (3.66 x 3.05)
Panelled radiator.

Outside

Hard landscaped gardens front and rear, rear with raised timber decked area, storage with light and power.



Directions



Floor Plan

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