

## 41 Silverstream Park , Belfast, BT14 8GT

**Offers Over £125,000**

Extended Semi Detached Villa With Garage In This Most Popular Location.

Holding a prime position within this ever popular and convenient location this well presented extended semi detached villa will have immediate appeal. The richly appointed interior comprises 3 bedrooms, through lounge into bay, fitted kitchen and fully tiled classic white bathroom suite. The dwelling further offers utility room, uPvc double glazed windows, pvc fascia and eaves, replacement rainwater goods and oil fired central heating. Off street car parking, detached garage and private hard landscaped gardens 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 - Early Viewing is 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 41 Silverstream Park

, Belfast, BT14 8GT



- Extended Semi Detached Villa
- 3 Bedrooms Through Lounge
- Fitted Kitchen
- uPvc Double Glazed Windows
- Pvc Fascia & Eaves
- Oil Fired Central Heating
- Fully Tiled Classic White Bathroom
- Detached Garage
- Hard Landscaped Gardens
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door, double panelled radiator, under stairs storage.

## Through Lounge into Bay

23'7" x 10'4" into bay (7.21 x 3.17 into bay)

Double panelled radiator x 2, attractive fireplace.

## Kitchen

8'7" x 10'0" (2.63 x 3.07)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge freezer

space, double panelled radiator, partly tiled walls, Lvf flooring, hardwood rear door.

## First Floor

Landing.

## Bathroom

Fully tiled classic white suite comprising panelled bath, pedestal wash hand basin, low flush wc, tiled walls, ceramic tiled floor.

## Bedroom

10'6" x 10'3" (3.22 x 3.13)

Panelled radiator.

## Bedroom

10'5" x 10'5" (3.18 x 3.18 )

Panelled radiator.

## Bedroom

6'10" x 6'3" (2.09 x 1.92)

Panelled radiator.

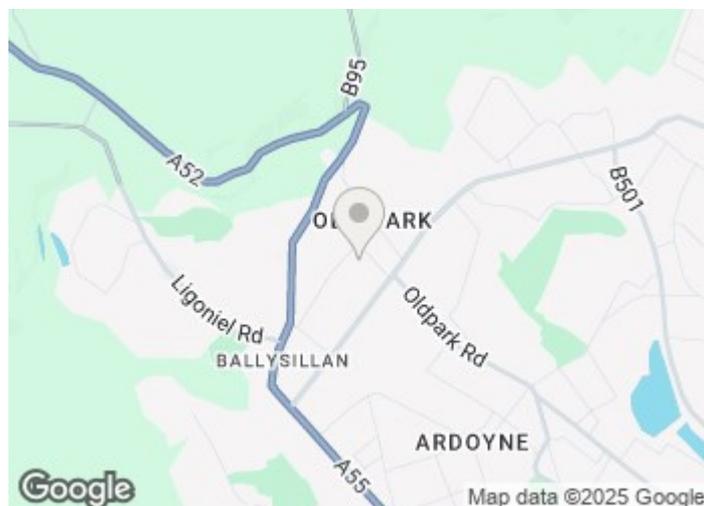
## Detached Garage

19'5" x 9'6" (5.92 x 2.92)

Up and over door.

## Outside

Driveway parking. Hard landscaped rear in patio, feature raised decking, outside tap, pvc oil tank, boiler house.

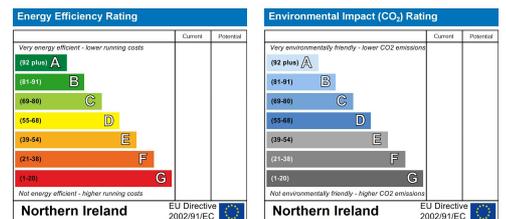


## Directions



# 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.



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