



ULSTER PROPERTY SALES

# UPS

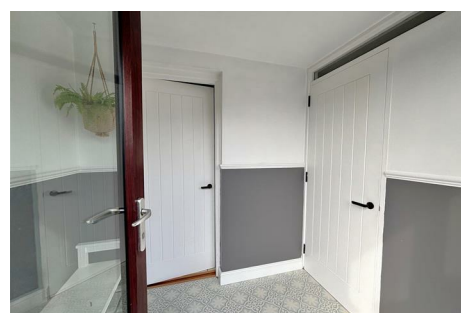
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 85 Seaview Drive , Belfast, BT15 3ND

### Offers Over £139,950

A Stunning Double Extended Town Terrace In A Most Sought After Location Just A Short Commute To The City.

Holding a slightly elevated site with delightful open aspect and just moments from Seaview Primary School, this stunning home will have immediate appeal. The immaculate interior benefits from a double extension to the rear and extension to front offering spacious accommodation with bright hallway, 2 bedrooms, 2 plus reception rooms, extended fitted kitchen incorporating integrated dishwasher with practical covered utility area and spacious contemporary white bathroom suite. The dwelling further comprises extensive use of wood laminate floor and ceramic floor coverings, upvc double glazed windows, pvc fascia, eaves, replacement rainwater goods, gas fired central heating, excellent energy rating, double glazed exterior doors and has been presented to a superb "showhome" standard. Delightful rear gardens and a most popular location combines to make 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	63	67
EU Directive 2002/91/EC		



# 85 Seaview Drive

, Belfast, BT15 3ND



- Stunning Double Extended Townhouse
- Extended Modern Fitted Kitchen
- Gas Central Heating
- Most Convenient & Popular Location
- 2 Bedrooms
- Extended Contemporary Bathroom
- Patio Gardens Front & Mature Rear
- 2 + Reception Rooms
- Upvc Double Glazed Windows, Fascia, Eaves
- Delightful Aspect To Front

### Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

### Lounge

19'10" x 13'3" at widest (6.05 x 4.05 at widest)  
Wood laminate floor, recessed lighting, double panelled radiator, attractive fireplace with granite hearth.

Archway to:

### Living Room

13'10" x 7'6" (4.23 x 2.30)  
Wood laminate floor, panelled radiator.

### Extended Kitchen

13'8" x 10'4" at widest (4.19 x 3.15 at widest)  
Composite sink unit, range of high and low level units, formica worktops, cooker space, stainless steel canopy extractor,

fridge/freezer space, ceramic tiled floor, panelled radiator, recessed lighting, understairs storage.

### Covered Storage

6'7" x 7'6" (2.02 x 2.31)  
Plumbed for washing machine.

### First Floor

Landing, double panelled radiator.

### Extended Bathroom

13'11" x 7'0" (4.26 x 2.15)  
Deluxe white suite comprising panelled bath, shower screen, telephone handset shower, vanity unit, low flush wc, part panelled walls. wood laminate flooring, recessed lighting.

### Bedroom

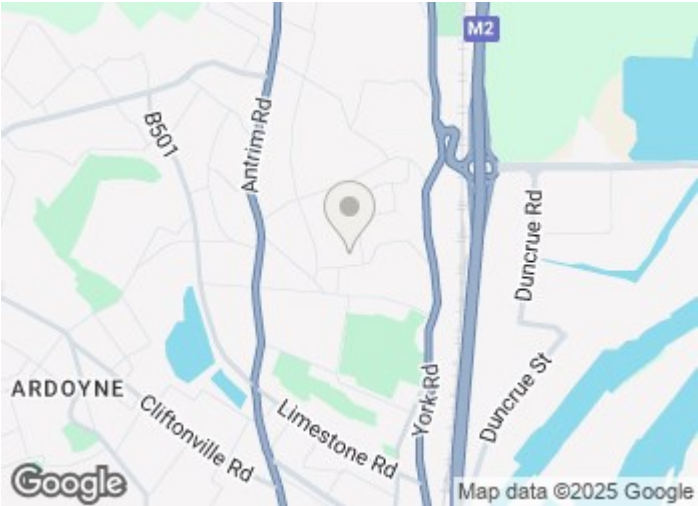
13'10" x 9'11" (4.22 x 3.04)  
Panelled radiator.

### Bedroom

11'8" 11'3" (3.56 3.45)  
Wood laminate floor, built in storage, concealed gas boiler, panelled radiator.

### Outside

Patio gardens front. Rear yard, Elevated patio, mature lawn and hedging.



### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

