


## 4 Silverstream Drive , Belfast, BT14 8GQ

**Offers Over £119,950**

Stunning Extended Semi Detached Villa Presented To The Highest Standard With Garage.

An extensively refurbished extended semi detached family home which has been beautifully presented throughout creating a contemporary property which will impress all who view. The modern interior comprises 3 bedrooms, lounge, living open plan to a contemporary kitchen incorporating 4 ring gas hob and steel under oven, integrated fridge freezer, washing machine and fully tiled contemporary white bathroom suite. The dwelling further offers gas fired central heating, upvc double glazed windows & doors, pvc fascia, eaves, low outgoings, extensive use of quality floor coverings, hard landscaped rear garden and detached garage. Off street parking, most popular and convenient location combines with the contemporary accommodation to make this the ideal home for the first time and young family buyer alike - 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>	57	66
EU Directive 2002/91/EC		



# 4 Silverstream Drive

, Belfast, BT14 8GQ



- Stunning Extended Semi Detached Villa
- Open Plan To Luxury Integrated Kitchen
- Gas Central Heating
- Most Convenient Location
- 3 Bedroom, Lounge
- Fully Tiled Contemporary Bathroom
- Low Outgoings
- Living Room
- Upvc Double Glazed Windows & Door
- Detached Garage

## Entrance Hall

Pvc double glazed entrance door, ceramic tiled floor, double panelled radiator.

## Lounge

10'2" x 9'9" (3.11 x 2.99)  
Double panelled radiator.

## Living

15'3" x 10'4" (4.65 x 3.15)  
Ceramic tiled floor, understairs storage.

Open plan:

## Kitchen

13'10" x 11'3" (4.24 x 3.43)  
Bowl and a half stainless steel sink

unit, extensive range of high and low level units, formica worktops, built-in steel under oven and 4 ring gas hob, stainless steel canopy extractor fan, integrated washer machine, integrated fridge/freezer, recessed lighting, double panelled radiator, pvc door to rear.

## First Floor

Landing.

## Bathroom

Fully tiled modern white suite comprising panelled bath, telephone handset shower, vanity unit, low flush WC, ceramic tiled floor, panelled radiator.

## Bedroom

6'2" x 5'11" (1.88 x 1.81)  
Panelled radiator.

## Bedroom

9'9" x 8'7" (2.98 x 2.62)  
Panelled radiator.

## Bedroom

32'1" x 28'6" (9.8 x 8.71)  
Panelled radiator.

## Garage

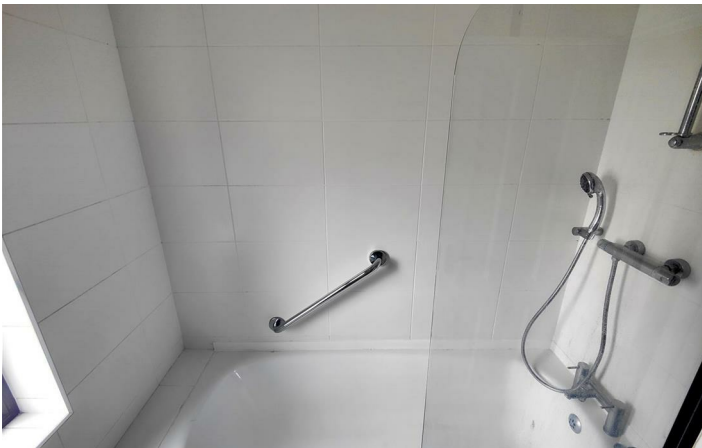
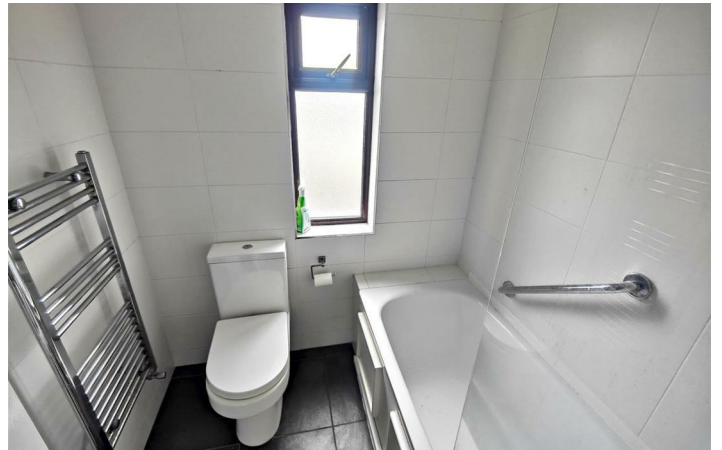
18'1" x 8'0" (5.53 x 2.44)  
Stable style doors.

## Outside

Off street parking. Hard landscaped rear in ptio, outside tap.



## 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.

