



18 Seabank Parade , Belfast, BT15 3NW

Offers Over £114,950

Superb Extended Double Fronted Townhouse Beautiful Presented With Private Low Maintenance Gardens.

A beautifully presented and significantly extended town house holding an excellent site within this most popular residential location moments from Seaview Primary School and a short commute to the New University Campus and City Centre beyond. The extended accommodation comprises 2 double bedrooms, lounge, living room, spacious fitted kitchen with informal dining, utility cupboard, access to the rear gardens and fully tiled modern white bathroom suite. The dwelling further offers uPvc double glazed windows, doors, fascia, eaves, replacement rainwater goods and oil fired central heating. A delightfully private hard landscaped rear, extended "ready to move into" accommodation combines with this most popular and convenient location to make this an ideal starter home - 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			66
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

18 Seabank Parade

, Belfast, BT15 3NW



- Superb Extended Double Fronted Townhouse
- Extended Fitted Kitchen
- Upvc Double Glazed Windows & Doors
- Most Popular And Convenient Location
- 2 Double Bedrooms
- With Informal Dining
- Oil Fired Heating
- 2 Reception Rooms
- Fully Tiled Modern Bathroom
- Private Hard Landscaped Gardens

Entrance Hall

Pvc double glazed entrance door, wood laminate floor.

Lounge

14'5" x 7'6" (4.40 x 2.29)

Wood laminate floor, double panelled radiator.

Living Room

14'0" x 10'0" (4.28 x 3.05)

Wood laminate floor, picture window to kitchen, double panelled radiator.

Rear Lobby

Storage

Plumbed for washer/dryer.

Extended Kitchen

12'6" x 11'8" (3.82 x 3.57)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, free standing cooker, integrated extractor, formica worktops, plumbed for dish washer, partly tiled walls, wood laminate floor. uPvc double glazed rear door.

First Floor

Panelled radiator.

Bathroom

Fully tiled modern white suite comprising shower cubicle, electric shower unit, vanity unit,

low flush wc, pvc panelled walls, Lvf flooring, pvc ceiling.

Bedroom

8'2" x 10'2" at widest (2.51 x 3.10 at widest)

Panelled radiator, hotpress storage.

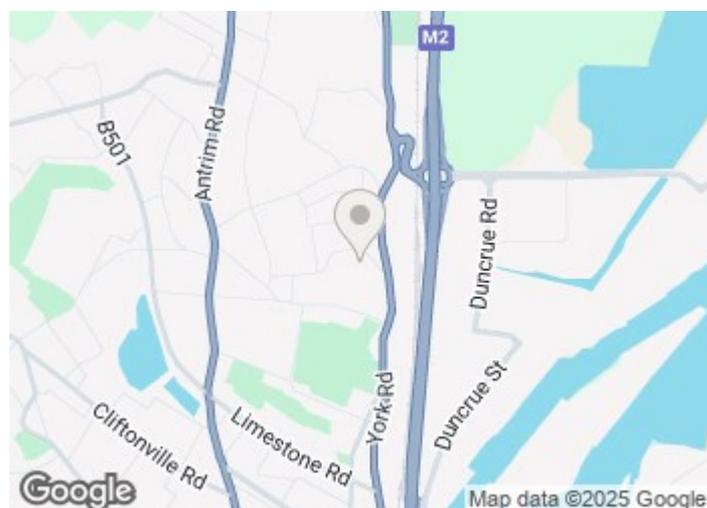
Bedroom

12'11" x 10'4" (3.96 x 3.16)

Double panelled radiator.

Outside

Enclosed gardens front in artificial grass, brick boundary wall. Hard landscaped rear in concrete pavers, horizontal/vertical panel fencing, pvc oil tank, boiler house, outside tap and light.

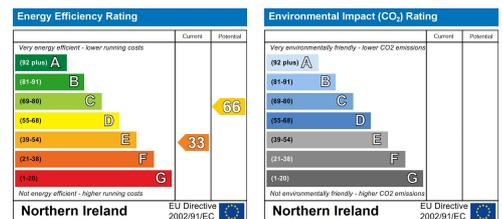


Directions



Floor Plan

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