



4 Silverstream Gardens , Belfast, BT14 8GS

Offers Over £99,950

Stunning Semi Detached Villa Presented To The Highest Standard.

An 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, spacious lounge, contemporary fitted kitchen and luxury white bathroom suite. The dwelling further offers gas fired central heating, upvc double glazed windows, pvc fascia & eaves, low outgoings, decked rear patio area with artificial grass and outbuilding. 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		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		86
B (81-91)		
C (69-80)		
D (55-68)	66	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

4 Silverstream Gardens , Belfast, BT14 8GS



- Stunning Semi Detached Villa
- Presented To The Highest Standard
- 3 Bedrooms
- Contemporary Fitted Kitchen
- Luxury White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Pvc Fascia & Eaves
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator, understairs storage

Lounge

19'10" x 9'4" (6.07 x 2.87)

Attractive fireplace, acoustic panelled walls, wood laminate floor

Kitchen

15'8" x 5'8" (4.80 x 1.74)

Single drainer stainless steel sink unit, range of high and low pvc walls, recessed lighting level units, formica worktops,

cooker space, fridge/freezer space, plumbed for washing machine, partly tiled walls, wall mounted gas boiler, upvc door to rear

First Floor

Landing, access to roofspace

Bathroom

Luxury white bathroom suite comprising shower cubicle, drench shower, telephone hand set, vanity unit, low flush wc, chrome featured radiator, pvc walls, recessed lighting

Bedroom

9'7" x 8'2" (2.93 x 2.49)

Panelled radiator

Bedroom

9'8" x 8'6" (2.96 x 2.60)

Panelled radiator, slingsby ladder

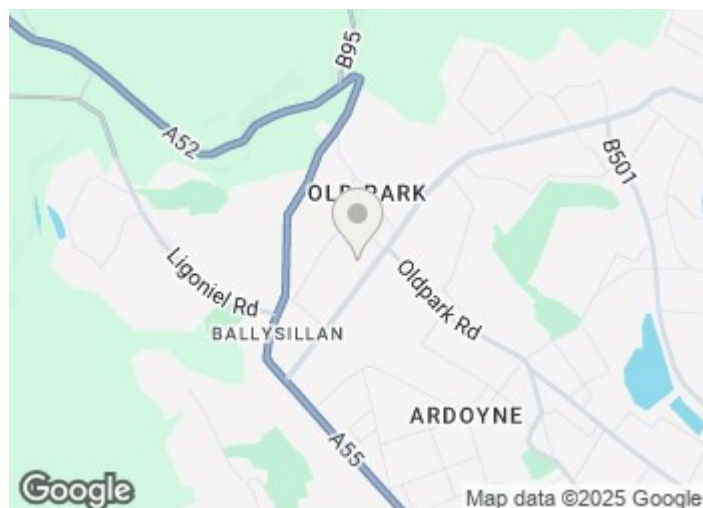
Bedroom

6'2" x 5'11" (1.88 x 1.81)

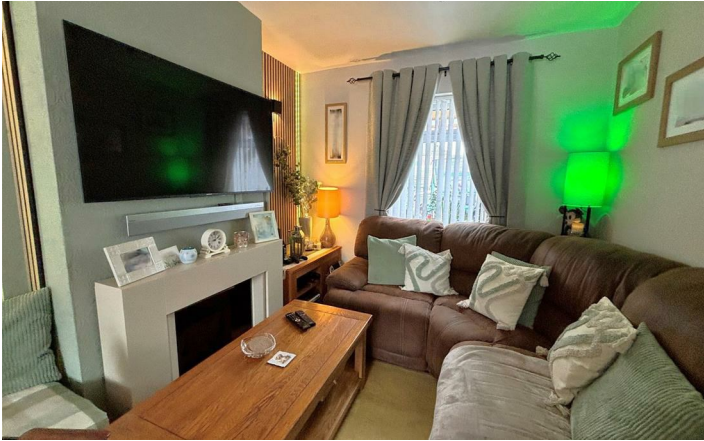
Panelled radiator

Outside

Hard landscaped front garden and stone chippings. Decked rear patio area, artificial grass, flowerbeds, outside tap & light.

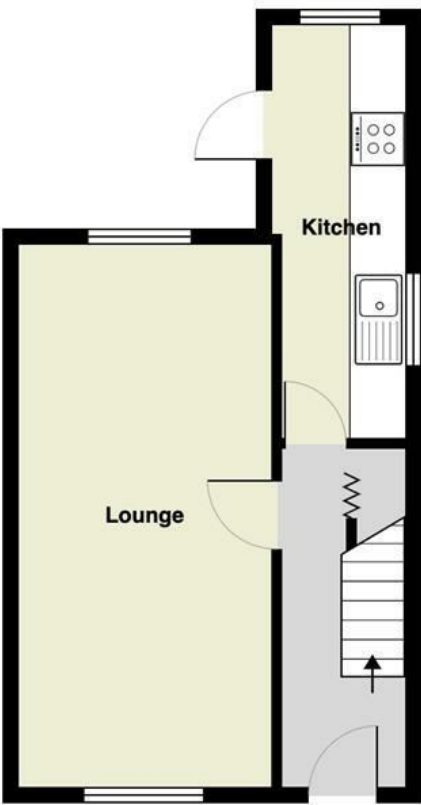


Directions

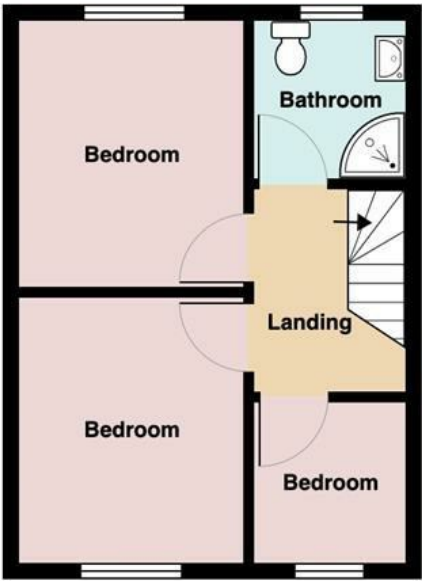


Floor Plan

4 Silverstream Gardens, BELFAST, BT14 8GS



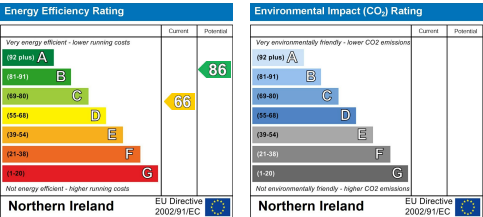
Ground Floor



First Floor

Total Area: 54.0 m² ... 581 ft²
All measurements are approximate and for display purposes only

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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BANGOR 028 9127 1185	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929
BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
©Ulster Property Sales is a Registered Trademark