

115 Silvio Street , Belfast, BT13 1RN

Offers Around £169,950

Stunning Modern Constructed Semi Detached Villa Holding A walled Corner Site Within This Most Popular Location.

A luxuriously appointed modern constructed semi detached villa holding a walled corner site situated within this highly regarded residential location. The spacious interior comprises 3 bedrooms, lounge into bay with feature media wall, modern fitted integrated kitchen with built-in oven and hob, fridge freezer, washing machine and open dining, with feature glass block wall and contemporary white bathroom suite. The dwelling further offers a sun room, gas central heating, uPvc double glazed windows and exterior doors, extensive use of wood laminate floor coverings. Landscaped gardens front, side and rear with off street car parking combines with this most convenient location to make this the perfect family 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		
(21-38)	F		
(1-20)	G	1	1
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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- Luxury Appointed Modern Constructed Semi Detached Villa
- Integrated Modern Kitchen With Open Plan Dining
- Upvc Double Glazed Windows
- Most Convenient Location
- 3 Bedrooms 2 Reception Rooms
- Sun Room With Patio Doors To Garden
- Walled Gardens Front Side & Rear
- Lounge Into Bay With Feature Media Wall
- Gas Fired Central Heating
- Driveway Off Street Parking

Entrance Hall

Upvc double glazed entrance door, double panelled radiator, 1/4 panelled walls, wood laminate floor, recessed lighting, under stairs storage, concealed wall mounted gas boiler.

Lounge into Bay

16'3" x 13'3" (4.97 x 4.05)

Feature media wall, recessed lighting, wood laminate floor, double panelled radiator, feature glass block wall.

Kitchen Open Plan Dining

18'5" x 11'4" (5.62 x 3.47)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, peninsula with built-in oven and hob, integrated extractor fan, splash back, integrated fridge freezer, integrated washing machine, partly glass brick wall, ceramic

tiled floor, double panelled radiator, pvc door to side.

Dining Area - Wood laminate floor, feature glass block wall

Sun Room

9'8" x 9'6" (2.95 x 2.90)

Wood laminate floor, double panelled radiator, pvc patio doors to garden.

First Floor

Access to roof space, quarter panelled walls, built-in cupboard, wood laminate floor.

Bathroom

Contemporary fully tiled white suite comprising panelled bath, shower screen, thermostatically controlled drench shower unit, vanity unit with drawers below, low flush wc, chrome radiator, pvc ceiling, recessed lighting.

Bedroom

11'5" x 11'0" (3.50 x 3.37)

Built-in cupboard, panelled radiator.

Bedroom

15'8" x 10'2" (4.78 x 3.10)

Extensive range of built-in furniture, wood laminate floor, panelled radiator.

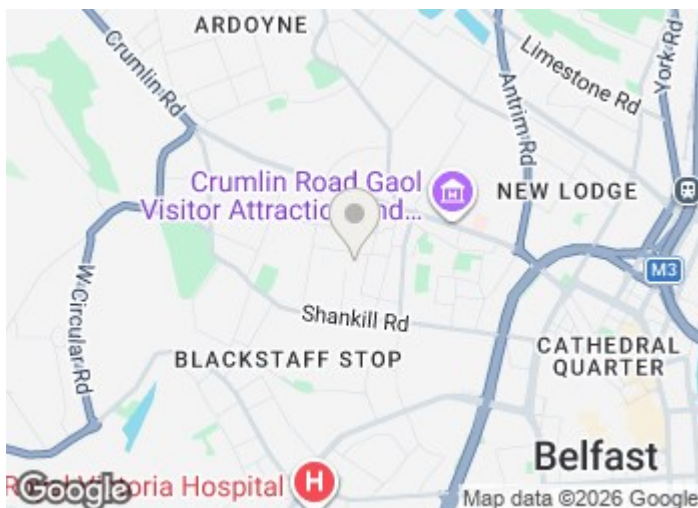
Bedroom

10'0" x 8'5" (3.07 x 2.58)

Built-in cupboard, wood laminate floor, panelled radiator.

Outside

Walled gardens to front and side in mature lawns, driveway off street car parking, private hard landscaped rear in patio, decking, garden shed, outside light and tap.

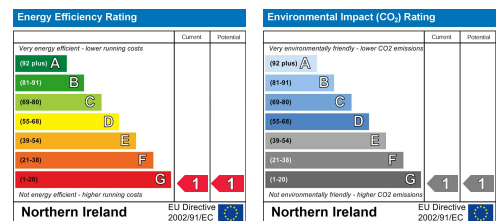


Directions



Floor Plan

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