



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 57 Premier Drive , Belfast, BT15 3LY

**Offers Over £115,000**

A Stunning Extended Period Town Terrace Holding A Prime Position Within This Highly Desirable Location Just A Short Commute To The City.

A Stunning extended red brick town house offering spacious and flexible accommodation ideally suited to the demanding lifestyle of the first time buyer or professional couple. The superbly presented accommodation comprises 2 bedrooms, 1+ reception rooms with extended lounge with patio doors to garden, luxury fitted kitchen incorporating built-in oven and hob and classic white bathroom suite. The property further benefits from uPvc double glazed windows, oil fired central heating, extensive range of built-in robes to bedroom one, Pvc fascia and eaves, replacement rain water goods, low outgoings and has undergone a programme of improvement works over past years creating a contemporary home throughout. Superbly presented and extended offering stylish and hassle free living - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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>	64	69
		EU Directive 2002/91/EC



# 57 Premier Drive

, Belfast, BT15 3LY



- Extended Red Brick Town Terrace
- Oil Fired Central Heating
- Pvc Fascia And Eaves
- Short Commute To The City
- 2 Bedrooms Extended Lounge
- Upvc Double Glazed Windows
- Private Hard Landscaped Gardens
- Dining Area With Patio Doors
- Classic White Bathroom
- Most Popular Location

### Entrance Hall

Upvc double glazed entrance door.

### Extended Lounge

21'3" x 9'10" (6.50 x 3.02)  
Panelled radiator

### Dining Area

Double glazed sliding patio doors to garden.

### Kitchen

13'7" x 10'3" (4.15 x 3.14)  
Bowl and a half single drainer white sink unit, extensive range of high and low level units, formica worktop, built-in under oven and ceramic hob, stainless steel

canopy extractor fan, plumbed for **Bathroom**

a washing machine, fridge/freezer space, breakfast bar, partly tiled walls, ceramic tiled floor panelled electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

### First Floor

#### Bedroom

13'7" x 9'10" (4.15 x 3.01)  
Full range of built-in wardrobes, wood laminate floor, 2 panelled radiators

#### Bedroom

7'11" x 7'2" (2.42 x 2.20)  
Built-in storage, hot-press, wood laminate floor, panelled radiator.

### Outside

Hard landscaped gardens front and extensive rear in patio areas, boiler house, oil fired central heating boiler, oil tank. Outside tap and light.



### Directions







Floor Plan

57, Premier Drive, BELFAST, BT15 3LY



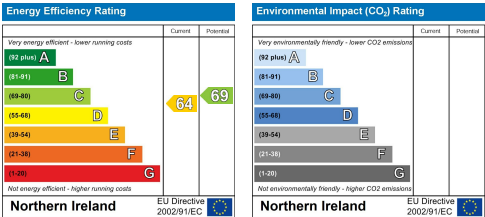
Ground Floor



First Floor

Total Area: 59.2 m² ... 637 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.



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