



ULSTER PROPERTY SALES

# UPS

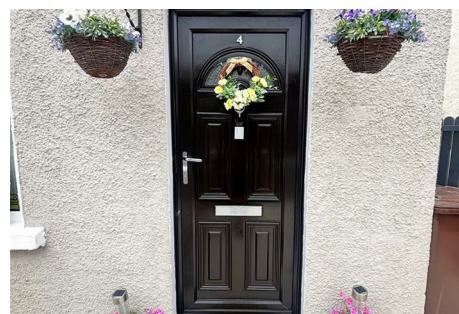
**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 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
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</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		
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,

level units, formica worktops,

### 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

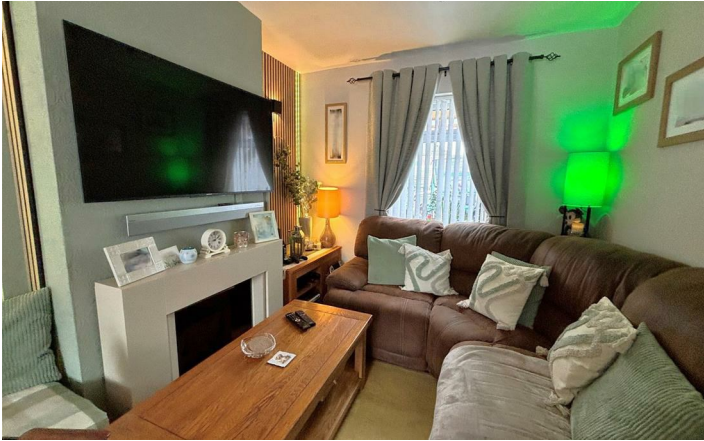
### Outside

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



### Directions

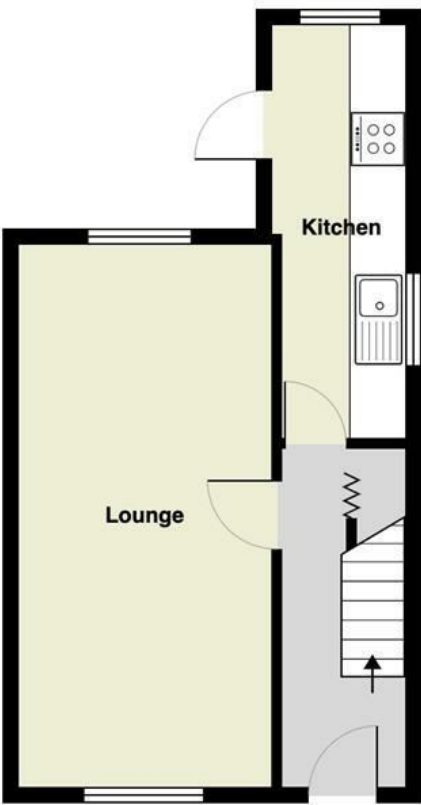




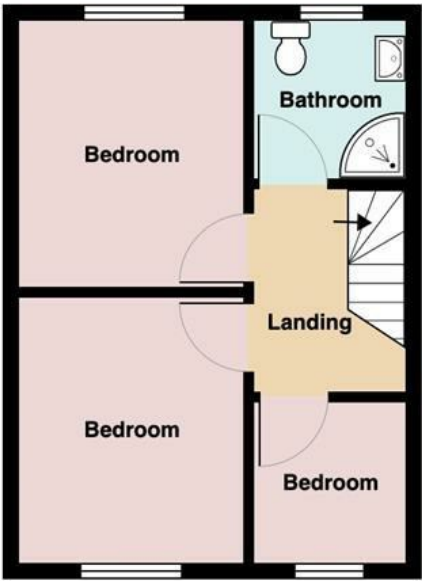


Floor Plan

4 Silverstream Gardens, BELFAST, BT14 8GS



Ground Floor

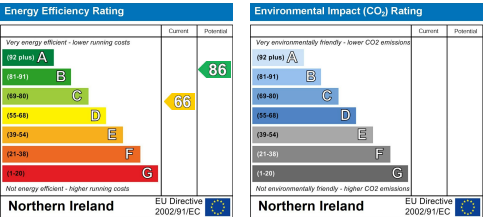


First Floor

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.



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