



ULSTER PROPERTY SALES

# UPS

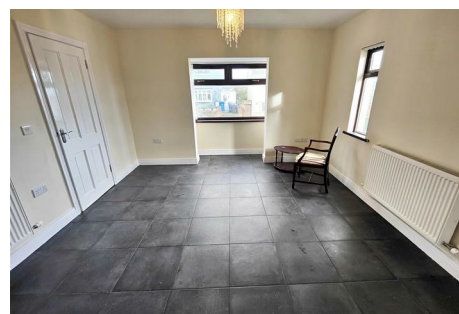
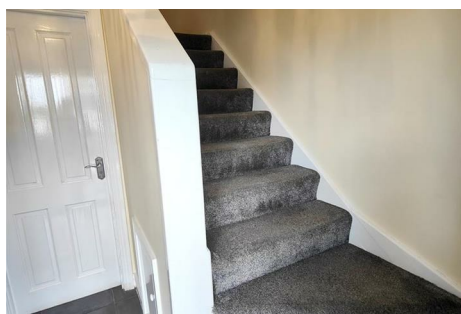
**RENTALS - CAVEHILL**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 46 Silverstream Gardens , BT14 8GS

**Offers Over £129,950**

Stunning Open Plan Semi Detached Villa Presented To The Highest Standards.

Holding a prime elevated corner site within this ever popular location this modernised semi detached family home has been beautifully presented throughout creating a stunning property which will impress all who view. The modern interior comprises 3 bedrooms, open plan reception room with dining area, contemporary integrated fitted kitchen, utility room, furnished cloakroom and deluxe fully tiled white bathroom suite. The dwelling further offers gas fired central heating, uPvc double glazed windows, pvc fascia and eaves and replacement rainwater goods. Gardens front, side and rear combine with low outgoings, convenient location and contemporary accommodation makes 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>                          |         |           |
| (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>                     | 61      | 65        |
| EU Directive 2002/91/EC                     |         |           |

# 46 Silverstream Gardens

## , BT14 8GS



- Stunning Semi Detached Villa
- Open Plan Reception
- Deluxe Fully Tiled Bathroom
- Most Convenient Location
- Prime Corner Site
- Luxury Kitchen With Dining
- Gas Central Heating
- 3 Bedrooms
- Utility Room / Furnished Cloakroom
- Upvc Double Glazed Windows

### Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, understairs storage.

### Furnished Cloakroom

Modern white bathroom suite comprising low flush WC, pedestal wash hand basin, chrome radiator, ceramic tiled floor.

### Lounge

27'9" x 12'3" into bow window (8.46 x 3.74 into bow window)

Ceramic tiled floor, two double panelled radiator.

Open Plan to:

### Kitchen

Bowl and a half stainless steel sink unit, range of high and low level units, formica worktops, built-in oven and gas

hob, stainless steel canopy extractor fan, integrated fridge freezer, integrated washing machine.

Open plan to Dining:

uPvc door to rear.

### Utility Room

6'8" x 7'3" (2.05 x 2.21)

Range of low level units, concealed gas boiler, ceramic tiled floor, panelled radiator.

### First Floor

Landing.

### Bathroom

Deluxe fully tiled white bathroom suite comprising panelled bath, shower screen, thermostatically controlled drench style and telephone handset

shower, vanity unit, low flush wc, chrome featured radiator, recessed lighting, extractor fan, ceramic tiled floor.

### Bedroom

9'1" x 6'6" (2.79 x 1.99)

Built-in storage, double panelled radiator.

### Bedroom

10'2" x 10'7" at widest (3.10 x 3.23 at widest)

Double panelled radiator.

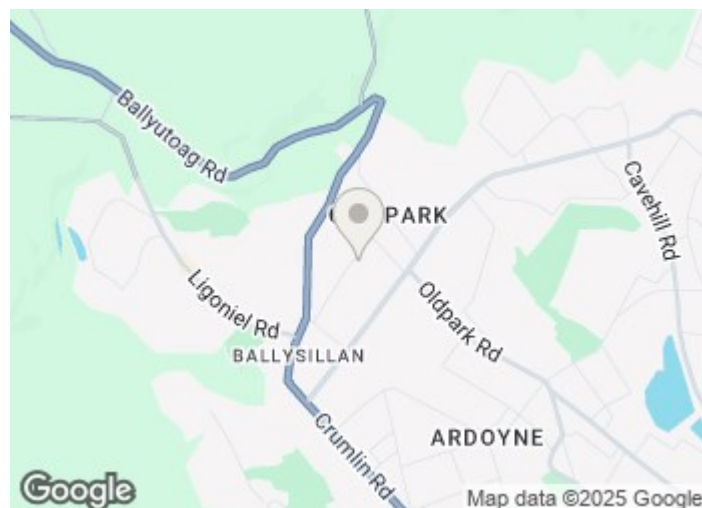
### Bedroom

9'3" x 9'3" (2.83 x 2.84 )

Double aspect windows, double panelled radiator.

### Outside

Gardens front and side in mature lawn, rear in stone chippings, outside light and tap.



## Directions





Floor Plan

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.

