



## 1 Silverstream Park , Belfast, BT14 8GT

**Offers Over £139,950**

Unique Adaptable Extended Semi Detached Villa Situated Within This Most Popular Residential Location!

An individually designed and extended period semi detached villa holding a slightly elevated position within this ever popular location. The interior comprises 4 bedrooms, 3 to first floor, lounge into bay, contemporary fitted kitchen and extended wet room and bedroom 4 to ground floor. The dwelling further offers uPvc double glazed windows and exterior doors, pvc fascia and eaves, replacement rainwater good, gas fired central heating and extensive use of wood laminate and ceramic floor coverings. The property has been maintained and presented to the highest of standard by its current owners by having improvement to include plastering and damp proofing. Hard landscaped front garden and private rear in mature lawn combines with a most convenient location makes this a home worthy of your immediate attention. - Early Viewing Highly Recommended!

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

# 1 Silverstream Park

, Belfast, BT14 8GT



- Extended Semi Detached Villa
- Contemporary Fitted Kitchen
- Pvc Fascia And Eaves
- 4 Bedrooms
- Extended Downstairs Wet Room
- Gas Fired Central Heating
- Lounge Into Bay
- Upvc Double Glazed Windows
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door.

## Lounge Into Bay

14'4" x 10'4" (4.38 x 3.15)

Wood laminate floor, double panelled radiator.

## Kitchen

13'8" x 7'10" (4.18 x 2.39)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, double panelled radiator.

## Rear Lobby

Wood laminate floor, panelled

radiator, uPvc double glazed rear door.

## Bathroom

White suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, panelled radiator, partly tiled walls.

## Extended Bedroom

13'4" x 12'11" (4.07 x 3.94)

Wood laminate floor, double panelled radiator.

## First Floor

Landing, panelled radiator.

## Bedroom

9'9" x 10'5" (2.99 x 3.20)

Built-in mirrored slide robes, wood laminate floor, panelled radiator.

## Bedroom

7'2" x 8'5" (2.20 x 2.59)

Wood laminate floor, built-in storage, concealed gas boiler.

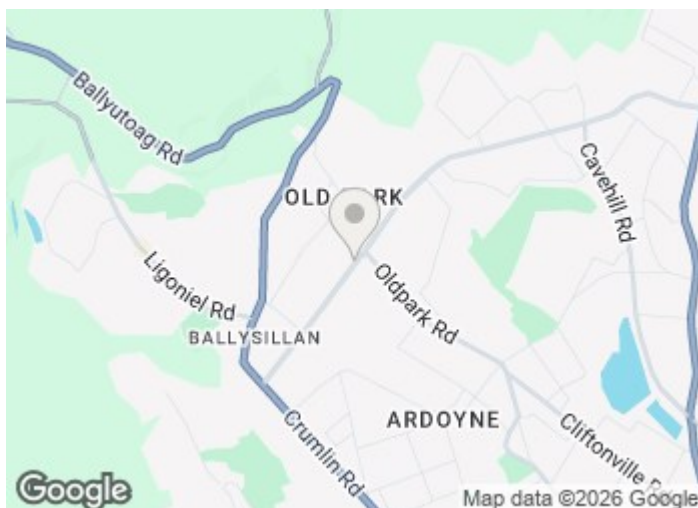
## Bedroom

11'1" x 6'5" (3.40 x 1.97)

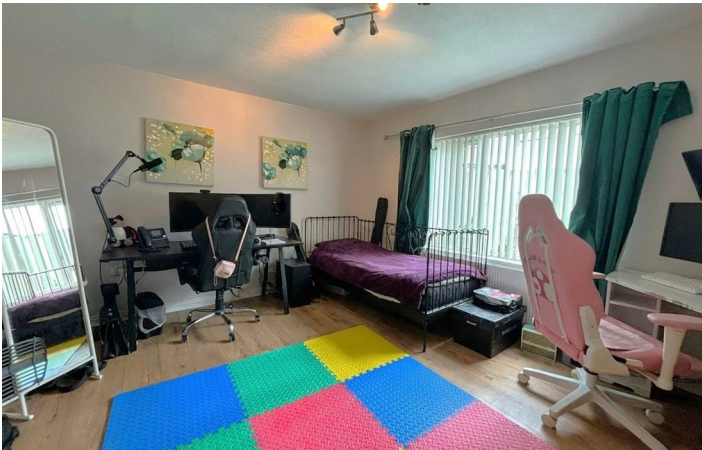
Wood laminate floor, panelled radiator.

## Outside

Hard landscaped front garden and extensive private rear garden in mature lawn, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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