



99 Seaview Drive , Belfast, BT15 3ND

Offers Over £139,950

Stunning Refurbished "Turnkey" Double Extended Town Terrace Presented To The Highest Standards.

Holding a slightly elevated site with delightful open aspect and just moments from Seaview Primary School, this stunning home will have immediate appeal. The immaculate interior benefits from a double extension to the rear offering spacious accommodation with 3 bedrooms, through lounge with dining area, newly fitted luxury kitchen incorporating built-in oven and hob and newly installed luxury white bathroom suite. The dwelling further offers uPvc double glazed windows, newly installed gas central heating including new radiators, excellent energy rating and has undergone extensive improvement works including rewiring and damp proof course creating a superb turnkey finish. Delightful private gardens to rear combines with a most popular location just a short commute to the City and excellent local amenities 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			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

99 Seaview Drive

, Belfast, BT15 3ND



- Stunning Refurbished "Turnkey" Family Home
- Newly Installed Contemporary Bathroom
- Newly Installed Gas Heating
- Short Commute To The City
- 3 Bedrooms Through Lounge
- Upvc Double Glazed Window
- Private Rear Gardens
- Newly Fitted Luxury Kitchen
- Pvc Fascia And Eaves
- Highest Presentation Throughout

Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

Through Lounge

23'0" x 13'2" (7.03 x 4.02)

Wood laminate floor, double panelled radiator.

Archway to:

Dining Area

Wood laminate floor, double panelled radiator, pvc door to rear.

Kitchen

14'0" x 10'6" (4.27 x 3.22)

Bowl and a half stainless steel single drainer sink unit, excellent range of luxury high and low level units, granite effect formica work surfaces, built-in high level oven and ceramic hob, stainless steel canopy style extractor fan, fridge freezer space, plumbed for washing machine, concealed gas boiler,

partially tiled walls, recessed lighting, wood laminate floor, built-in cupboard, double panelled radiator.

First Floor

Landing, new carpet.

Bathroom

Luxury white suite comprising shower cubicle, thermostatically controlled drench style telephone handset shower, vanity unit, low flush wc, double panelled radiator, pvc panelled walls and ceiling, extractor, ceramic tiled floor.

Bedroom

12'9" x 8'5" (3.90 x 2.58)

Double panelled radiator, new carpet.

Bedroom

13'7" x 10'3" (4.16 x 3.13)

Double panelled radiator, new carpet.

Bedroom

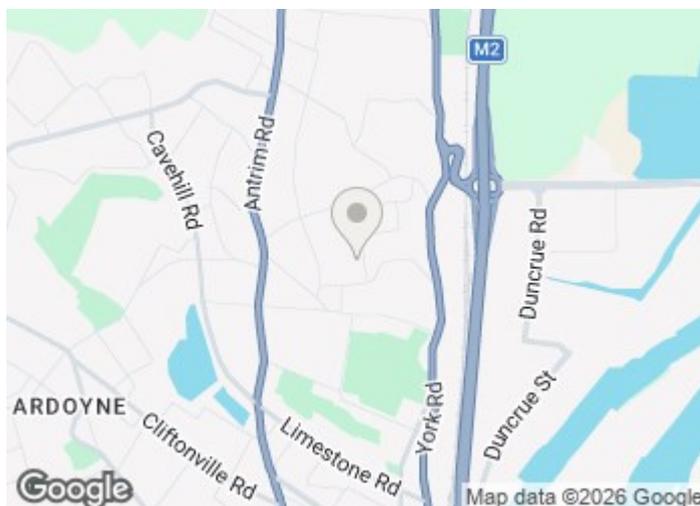
10'2" x 8'4" (3.12 x 2.55)

Double panelled radiator, new carpet, built-in cupboard.

Outside

Hard landscaped gardens to front in patio and flower beds. Private gardens to rear in mature lawn.

"Please note images within this brochure have been virtually enhanced or staged using Ai to represent potential lifestyle and living arrangements. While we aim to provide an accurate reflection of the property, some images may show furniture or finishes that are not included in the sale or represent "virtual renovation". We recommend a physical viewing to confirm the condition and layout of the property.

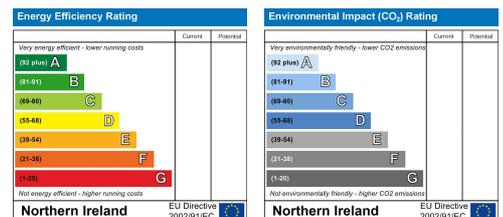


Directions



Floor Plan

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