



## 74 Premier Drive , Belfast, BT15 3LY

**Offers In The Region Of  
£89,950**

Handsome Double Fronted Town Terrace Holding A Prime Position Within This Sought After Location

Holding a superb position within this highly regarded location this attractive red brick period town terrace will have immediate appeal. Ideally suited to the DIY enthusiast or investor alike the accommodation comprises 2 bedrooms, through lounge fitted kitchen with dining area off and white bathroom suite. The dwelling further offers upvc double glazed windows and gas fired central heating. A superb rear garden in patio and lawns with south facing rear combines with a most convenient location to make this an opportunity not to be missed.

Internal inspection 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

# 74 Premier Drive

, Belfast, BT15 3LY



- Handsome Red Brick Period Town Terrace
- Gas Fired Central Heating
- Requires Improvement Works
- 2 Bedrooms Through Lounge
- Upvc Double Glazed Windows
- Superb Rear Garden
- Fitted Kitchen with Dining
- Classic White Bathroom

## Entrance Hall

Mahogany entrance door, wood walls, ceramic tiled floor laminate floor.

## Through Lounge

9'10" x 8'8" (3.02 x 2.66)

Fireplace, wood laminate floor, double panelled radiator.

## Kitchen

9'10" x 7'1" (3.02 x 2.18)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and hob, extractor fan, plumbed for washing machine,

fridge/freezer space, partly tiled basin, low flush wc, fully tiled walls.

DINING AREA - Panelled radiator, under stairs storage.

## First Floor

Landing, panelled radiator.

## Bedroom

10'3" x 8'3" (3.13 x 2.52)

Wood laminate floor, panelled radiator. concealed gas boiler.

## Bathroom

White suite comprising panelled bath, wash hand

## Bedroom

13'8" x 9'0" (4.19 x 2.76)

Wood laminate floor, panelled radiator. cast iron fireplace.

## Outside

Gardens front and extensive rear in lawns, shrubs and flower beds, outside light and tap.



## Directions





# Floor Plan

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