CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE









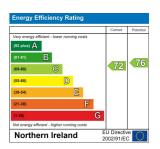


50 Ben Eden Green , Belfast, BT15 4GU

Offers Around £149,950

Most Desirable 1st Floor Apartment in Exceptionally Popular Development.

A generously proportioned 1st floor apartment holding the perfect end of cul de sac position within this highly desirable residential location within walking distance of Fortwilliam Golf Club. The spacious accommodation comprises 2 double bedrooms, spacious lounge with double aspect windows affording delightful aspect, shaker style fitted kitchen with granite worktops incorporating built-in oven and hob with informal dining area and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, extensive use of ceramic and wood laminate flooring, gas central heating, low outgoings and excellent storage space. Designated private car parking and delightful communal gardens combine with a superb location with Fortwilliam Golf Course, excellent shopping and public transport a short stroll away - Internal inspection highly recommended.



50 Ben Eden Green

. Belfast. BT15 4GU











- Most Desirable 1st Floor Apartment
- · Spacious Lounge
- · Upvc Double Glazed Windows
- · Communal Gardens

- · Exceptionally Popular Development
- · Shaker Style Kitchen With Granite Worktops
- · Gas Heating

- · 2 Double Bedrooms
- · Classic White Bathroom Suite
- · Designated Parking

Communal Entrance Hall

window.

Entrance Hall

Built in storage, panelled radiator.

Lounge

widest)

Wood laminate floor, built in storage, double panelled radiator x 3.

Open plan to:

Kitchen

11'2" x 9'7" (3.40 x 2.92)

Bowl and a half stainless steel sink

unit, extensive range of high and Hardwood entrance door, picture low level units, granite worktops, built-in stainless steel under oven panelled bath, electric shower, and 4 ring gas hob, integrated extractor fan, plumbed for dishwasher, tall integrated fridge/freezer housing, plumbed 22'8" x 17'5" at widest (6.91 x 5.33 at for washing machine, partly tiled walls, wood laminate floor, concealed gas boiler.

Bedroom

10'6" x 10'8" (3.21 x 3.27) Panelled radiator.

Bedroom

12'7" x 8'8" (3.85 x 2.65) Panelled radiator.

Bathroom

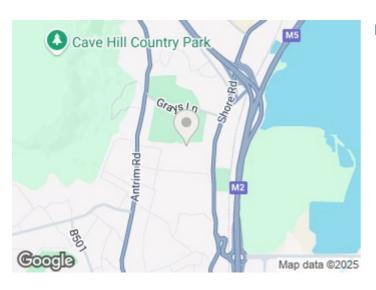
Modern white suite comprising pedestal wash hand basin, low flush w.c, partly tiled walls, ceramic tiled floor, extractor fan, panelled radiator.

Outside

Rates - £959.30

Carparking bay in brick paving, communal gardens.

Charterhouse Management fees £ 460.00 per annum. Ground rent - £75.00 per annum



Directions











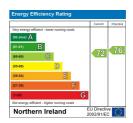


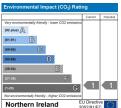




Floor Plan

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