



132 Benmore Drive  
Belfast  
BT10 0EJ

Askin Price  
**£119,950**

**Dougan**

RESIDENTIAL

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## KEY FEATURES

- Stunning End Terrace Benefiting From A Quiet Peaceful Location
- Finaghy Village Within Walking Distance
- Finished To An Exceptional Standard
- Bright And Spacious Living Room With Bay Window
- Modern Kitchen Open To Conservatory
- Two Generous Bedrooms
- First Floor Shower Room In Luxury White Suite
- Fixed Staircase Leading To A Floored Roof space With Velux Window
- Raised Decking, Garden in loose stone, 3 x storage Sheds To Rear
- Front Forecourt Garden
- Oil Fired Central Heating
- Double Glazed
- Excellent First Time Buy



## SUMMARY

Beautifully presented end terrace located within walking distance of Finaghy Village. The current owners have finished the property to an excellent standard leaving little for a new owner to do but move in.

Internally the property is deceptively spacious and comprises of a bright living room with bay window and modern kitchen open to a conservatory on the ground floor. The first floor features two generous bedrooms with built in robes, a well appointed shower room in white suite and a fixed staircase that leads to a floored roofspace with velux window and storage into the eaves.

This terrace occupied a generous site and benefits from an enclosed front garden and a private rear garden with raised decking, rear garden in loose stone and three garden sheds for storage.

Further attributes include oil fired central heating and double glazing.

Early viewing is advised to appreciate this fine home.



## ACCOMMODATION:

### Ground Floor:

#### ENTRANCE HALL:

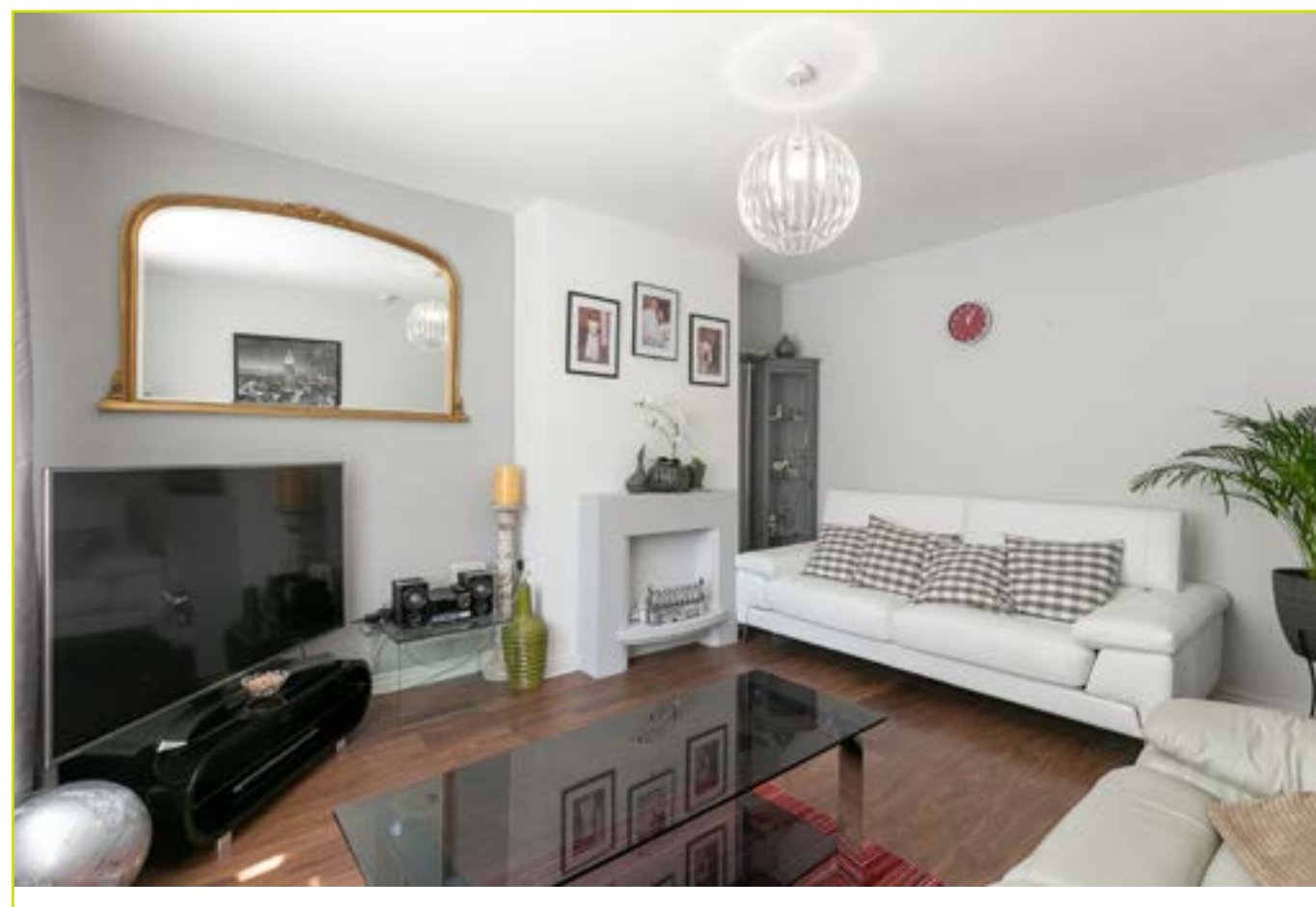
Pvc front door, storage, wooden floor, recess under stairs

#### KITCHEN: 12' 7" x 9' 9" (3.84m x 2.97m)

Excellent range of high and low level units with feature under lighting, formica work surfaces, spaces for oven and hob, space for double fridge freezer, extractor fan, stainless steel sink unit, wooden floor, partly tiled walls, plumbed for washing machine, plumbed for dishwasher, plumbed for tumble drier - OPEN TO:

#### CONSERVATORY: 12' 7" x 9' 9" (3.84m x 2.97m)

Wooden floor. Doors leading to raised decked area and rear garden





## First Floor

**LANDING:** Hot press. Fixed staircase leading to floored roof space with storage into the eaves and velux window

**BEDROOM (1): 11' 10" x 10' 6" (3.61m x 3.2m)** Laminate wooden floor, built in mirror robe and additional storage

**BEDROOM (2): 11' 9" x 8' 6" (3.58m x 2.59m)** Built in mirror robes

**SHOWER ROOM:** Shower cubicle, low flush w.c, wash hand basin with vanity unit and chrome taps

## Second Floor

**FLOORED ROOFSpace:** Storage into eaves, velux window

## Outside

Front- garden laid in stone

Rear - Raised decked area, garden in lawn, patio area, sheds, oil tank









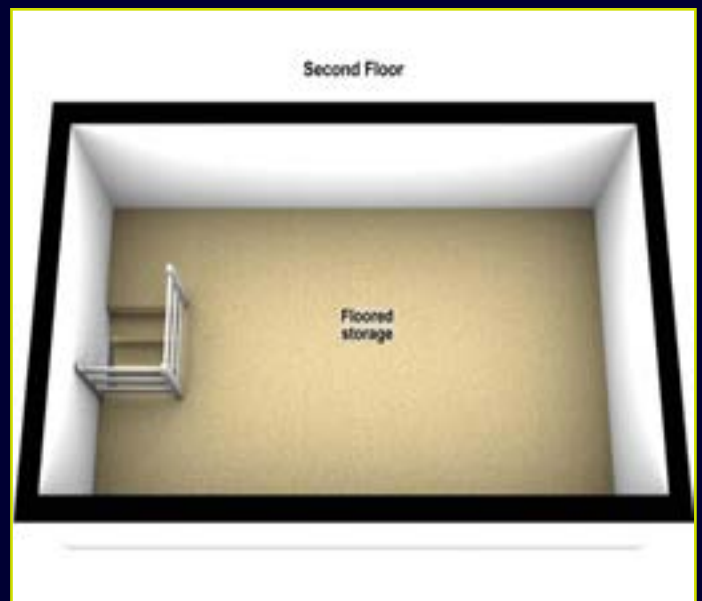
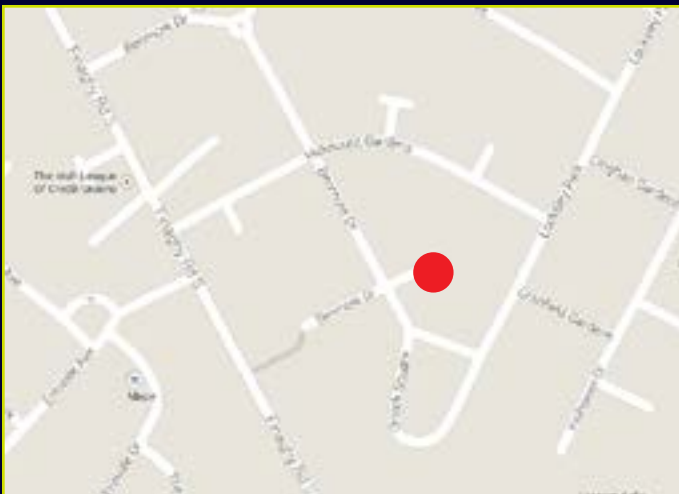




## FLOOR PLANS (NOT TO SCALE)

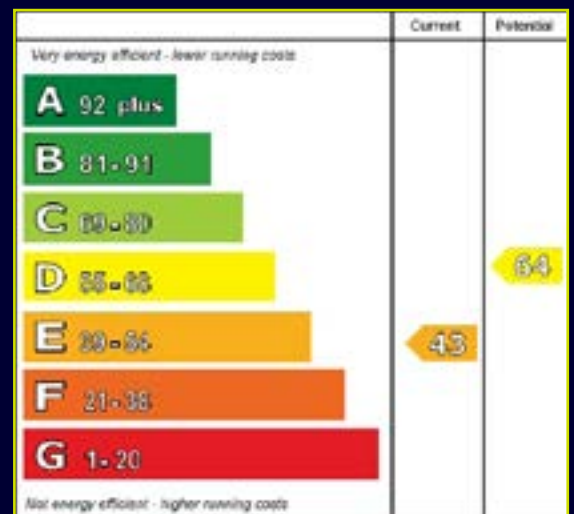


## LOCATION MAP



**LOCATION:** Travelling down Finaghy Road South from Upper Malone take the second street on the right (Hillmount Gardens). Benmore Drive is the second street on the right

## EPC



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