



4 Bennett Drive  
Antrim Road  
Belfast, BT14 6DB

Offers Around  
**£89,950**



- Spacious Mid Terrace Property Close to Waterworks Swan Lake
- 3 Bedrooms
- Large Open Plan Living /Dining Room
- Spacious 17ft Kitchen
- Modern Bathroom Suite with Bath & Electric Shower
- Mostly Double Glazed / Oil Fired Central Heating
- Gated Forecourt, Enclosed Rear Garden with Vehicle Access

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		52
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			



## Description

Located close to the Waterworks Swan Lake and the Antrim Road

### Ground Floor

#### ENTRANCE HALL

PVC double glazed door to front, laminate wooden floor, radiator, electric meter cupboard, under stairs storage cupboard

#### LIVING/DINING ROOM

*6.277m x 3.209m (20' 7" x 10' 6")*

PVC double glazed bay window to front, pvc double glazed window to rear, 3 x radiator, laminate wooden floor, fireplace with open fire and wooden surround, decorative ceiling coving.

#### KITCHEN.

*5.245m x 1.773m (17' 2" x 5' 10")*

2 x single glazed windows to rear, single glazed door to rear, range of high and low level kitchen units with space for washing machine, space for cooker, under counter space for fridge and separate freezer, single drainer sink unit, radiator, wooden effect vinyl flooring



### First Floor

#### BATHROOM;

*1.958m x 1.852m (6' 5" x 6' 1")*

PVC double glazed window to rear, radiator, tiled floor, pvc clad walls and ceiling, modern bathroom suite comprising bath with mixer taps, shower attachment and a separate electric shower, modern wash hand basin with vanity unit under, close coupled wc

#### BEDROOM (1):

*2.951m x 2.844m (9' 8" x 9' 4")*

PVC double glazed window to front,



radiator

### **BEDROOM 2**

*2.582m x 2.831m (8' 6" x 9' 3")*

PVC double glazed window to rear, radiator, built in cupboard housing hot water cylinder and shelving



### **BEDROOM 3**

*1.99m x 1.967m (6' 6" x 6' 5")*

PVC double glazed window to front, radiator, laminate wooden floor

## **Outside**

Enclosed paved rear garden w3ith vehicle access, PVC oil tank and boiler house





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