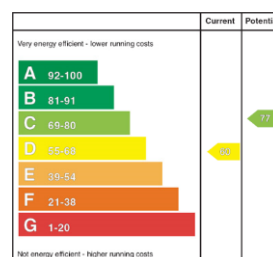




**15 LEVEN PLACE, BELFAST, BT5 7EE**  
**FOR SALE: £99,950**

**Well Presented Mid Terrace Property**  
**Bright & Airy Living Room**  
**Kitchen With An Ample Dining Area**  
**Two Bedrooms**  
**Bathroom Comprising White Suite**  
**Small Front Garden & Enclosed Paved Garden To Rear**  
**Double glazing**  
**Oil Fired Heating**

9194-0422-6489-7927-1902



**Well presented mid terrace property is located in the popular Tullycarnet area conveniently located close to the Ulster Hospital, Dundonald Ice Bowl and local amenities at Kings Square. The property comprises of living room with fireplace and wood laminate flooring, large kitchen and dining area with fitted kitchen, 2 good sized bedrooms, master with built in wardrobe, bathroom with white three piece suite. Property also benefits from good storage, oil fired heating and double glazing.**

**THE PROPERTY COMPRISES:**

**Ground Floor**

**ENTRANCE HALL:** Laminate timber flooring, fuse box.

**LIVING ROOM:** 14' 10" x 9' 6" (4.51m x 2.9m) at widest points Laminate timber flooring and double panelled radiator.

**KITCHEN:** 14' 10" x 10' 7" (4.51m x 3.22m) Ceramic tiled floor, partially tiled walls, double panelled radiator, range of high and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, two storage cupboards.

**First Floor**

**LANDING:** Access to roof space, cupboard containing hot press.

**BEDROOM (1):** 14' 10" x 9' 6" (4.51m x 2.9m) at widest points Single panelled radiator and built-in storage cupboard.

**BEDROOM (2):** 10' 6" x 7' 5" (3.21m x 2.25m) at widest points Single panelled radiator.

**BATHROOM:** Tiled walls, white suite comprising, low flush w.c., wall mounted wash hand basin, panelled bath with mixer taps and handheld shower, single panelled radiator.

**Outside**

**Front:** Walled forecourt.

**Rear:** Enclosed yard, PCV oil tank and boiler house with oil fired boiler.

**LOCATION:** Leven Place is off Leven Drive. Leven Drive is off Melfort Drive.

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