



36 Ben Eden Green, Belfast, BT15 4GU

- Own Door, Ground Floor Apartment
- Lounge Through Dining Room
- Bathroom With White Suite
- PVC Double Glazed Windows
- Communal Gardens; Views Towards Cave Hill
- Two Bedrooms; Master En Suite
- Kitchen With Informal Dining Area
- Gas Fired Central Heating
- Allocated Parking; Communal Guest Parking
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £149,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door. Wood laminate floor covering. Access to large, built in store with light, power and wood laminate floor covering. Access to separate built in shelved store.

LOUNGE THROUGH DINING ROOM widest points

Wood laminate floor covering. PVC double glazed French patio door with matching side screen leading to communal gardens and parking area. Views towards Cave Hill. Access into:



KITCHEN WITH INFORMAL DINING AREA 13'6" x 9'8"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen hob with retractable extractor canopy over. Integrated oven. Integrated fridge freezer. Plumbed for automatic washing machine and dishwasher. Gas fired central heating boiler (housed within matching high level storage unit). Splash back tiling to work surface.

MASTER BEDROOM widest points

Built in double wardrobe with fitted shelving and hanging space. Picture window to front elevation.

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Splash back tiling to sink. Tiled floor. Chrome towel radiator.

BEDROOM 2 12'11" x 9'7"

Picture window to front elevation. Built in wardrobe with fitted shelving and hanging space.

BATHROOM

White three piece suite comprising tile encased bath, pedestal wash hand basin and WC. Mixer tap, shower attachment and folding shower screen over bath. Splash back tiling to sink and bath. Tiled floor.

EXTERNAL

One allocated parking space.
Communal guest parking area to front and rear.
Communal gardens.
External lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, own door, two bedroom, ground floor apartment with allocated parking space and views towards Cave Hill, conveniently located within the popular Ben Eden Green development, situated off Donegall Park Avenue, North Belfast. The property comprises private entrance hall with walk in storage cupboard, lounge through dining room with PVC double glazed French patio door leading to communal gardens and parking area, modern fitted kitchen with informal dining area, two well proportioned bedrooms, to include master with built in double wardrobe and en suite shower room, and bathroom with white three piece suite. Externally the property enjoys one allocated parking space, communal guest parking to front and rear, and communal gardens. Other attributes include gas fired central heating (hive thermostat system), PVC double glazed windows, and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements




Awards








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