



27 Ben Eden Avenue , Belfast, BT15 4GX

**Offers In The Region Of
£259,950**

A Most Impressive Semi Detached Red Brick Family Home Set Within This Highly Regarded Residential Location.

A beautifully presented modern constructed semi detached villa holding a prime position within a cul de sac setting within this highly regarded and much admired development. The richly appointed interior comprises 4 bedrooms, lounge, luxury integrated fitted kitchen incorporating built-in oven and hob within dining area off and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, Pvc fascia and eaves, quality floor coverings throughout and offers literally maintenance free living for many years to come.

A brick paved driveway and private gardens combine with a most convenient location with excellent schools, golf course and public transport all close by.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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 | |

27 Ben Eden Avenue

, Belfast, BT15 4GX



- Most Impressive Semi Detached Red Brick Family Home
- Prime Position Within A Cul De Sac Setting
- 4 bedrooms, Lounge
- Luxury Integrated Fitted Kitchen
- Modern White Bathroom Suite
- UPvc Double Glazed Windows
- Gas Central Heating
- Pvc Facia And Eaves
- Maintenance Free Living For Many Years To Come
- Most Convenient Location

Entrance Hall

Solid entrance door, double panelled radiator.

Lounge

17'4" x 13'3" (5.30 x 4.06)

Attractive fireplace with granite inset, wood laminate floor, double panelled radiator.

Kitchen

16'9" x 12'5" (5.12 x 3.80)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built in double under oven, gas hob, stainless steel extractor fan, integrated fridge/freezer, integrated washing machine, integrated dishwasher, microwave housing, concealed gas boiler, ceramic tiled floor,

Dining Area: double panelled radiator, pvc double glazed patio door to garden.

First Floor

Landing, alarm system.

Bedroom

14'9" x 13'8" (4.50 x 4.19)

Full range built in robes, double panelled radiator,

En-Suite

Modern white suite comprising shower cubicle, telephone hand set shower, vanity unit, low flush wc, feature radiator, extractor fan, partly pvc walls.

Bedroom

9'10" x 10'2" (3.01 x 3.12)

Panelled radiator.

Bedroom

8'10" x 6'3" (2.71 x 1.91)

Panelled radiator.

Bathroom

Modern white bathroom suite comprising panelled bath, low flush wc, vanity unit, panelled radiator, chrome towel rail, partly tiled walls.

Second Floor

Bedroom

19'6" x 13'5" (at widest) (5.95 x 4.11 (at widest))

Triple velux roof lights, undereaves storage, double panelled radiator.

Outside

Hard landscaped garden, front in lawn, side and rear in brick paved patio areas, brick paved driveway, outside light and tap.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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