CAVEHILL BRANCH



194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE









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 facia 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.

				C.	rrent	Potenti
Very energy efficien	t - lower rur	ning cost	s	\top		
(92 plus) A						
(81-91) B	3					
(69-80)	C					
(55-68)	D)				
(39-54)		E				
(21-38)			F			
(1-20)			G			
Not energy efficient	- higher run	ning cost	s	٦.		

27 Ben Eden Avenue

, Belfast, BT15 4GX











- · Most Impressive Semi Detached Red Brick · Prime Position Within A Cul De Sac Family Home
- · Luxury Integrated Fitted Kitchen
- · Gas Central Heating
- · Most Convenient Location
- Setting
- · Modern White Bathroom Suite
- · Pvc Facia And Eaves

- · 4 bedrooms, Lounge
- · UPvc Double Glazed Windows
- · Maintenance Free Living For Many Years To Come

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. Modern white bathroom suite

First Floor

Landing, alarm system.

Bedroom

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

Full range built in robes, double panelled **Bedroom** radiator.

En-Suite

Modern white suite comprising shower cubicle, telephone hand set shower, vanity unit, low flush wc, feature radiator, Outside 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

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

Second Floor

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

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

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



Directions











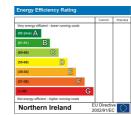






Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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