



## 3 Bennett Drive , Belfast, BT14 6DB

**Asking Price £145,000**

Extended Semi Detached Villa With Fantastic Potential Holding A Superb Site

A fabulous opportunity to purchase this period semi detached villa holding a prime position within this most sought after residential location moments from "The Waterworks" and just a short commute to the City Centre. The interior comprises 2 bedrooms, through lounge, extended fitted kitchen incorporating built in under oven and 4 ring gas hob and modern white bathroom suite. The dwelling further offers upvc double glazed windows and gas central heating and on street carparking. Hard landscaped gardens front and rear combines with the most convenient location to make this a home suited for a investor or young family alike. - Immediate viewing recommended - No Onward Chain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 3 Bennett Drive

, Belfast, BT14 6DB



- Extended Semi Detached Villa With Fantastic Potential
- Extended Fitted Kitchen
- Gas Central Heating
- Prime Position Within This Most Sought After Residential Location
- 2 Bedrooms
- Modern White Bathroom Suite
- Roofspace
- Through Lounge
- Upvc Double Glazed Windows
- Hard Landscaped Gardens Front And Rear

### Entrance Hall

Upvc entrance door, wood laminate floor, double panelled radiator.

### Lounge Into Bay

11'6" x 10'5" (3.52 x 3.20)  
Electric fire, wood laminate floor, double panelled radiator.

### Living Room

10'0" x 10'5" (3.06 x 3.20)  
Wood laminate floor, panelled radiator.

### Extended Kitchen

19'6" x 8'11" (5.95 x 2.73)  
Bowl 1/2 stainless steel sink unit, extensive range of high and low level units, built in under oven, 4 ring gas hob, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, double panelled radiator, panelled

radiator.

Dining Area:

### First Floor

Landing

### Bathroom

Modern white bathroom suite comprising panelled bath, thermostatic controlled shower, telephone hand set, pedestal wash hand basin, low flush wc, towel rail, panelled radiator, partly tiled walls, ceramic tiled floor.

### Bedroom

9'3" x 9'10" (2.84 x 3.01)  
Panelled radiator, wood laminate floor.

### Bedroom

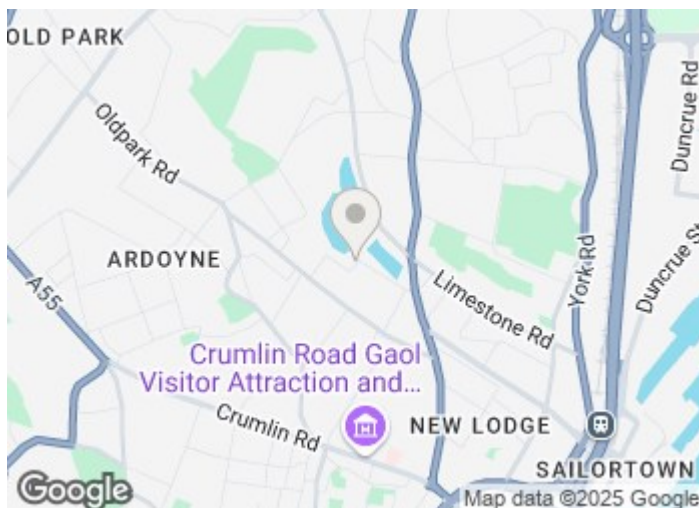
9'11" x 9'11" (3.04 x 3.04)  
Panelled radiator, wood laminate floor.

### Roofspace

16'6" x 8'5" (5.05 x 2.57)  
Fixed staircase, gas boiler, under eaves storage, double panelled radiator, wood laminate floor.

### Outside

Hard landscaped rear garden, raised decking, outside light.  
The lease is for a term of 10,000 years from 15 August 1929 at a yearly ground rent of £12.50. There are 9905 years left to run on the lease.



### 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.

