



9 Lavens Drive , Belfast, BT14 8BN

**Offers In The Region Of
£99,950**

A Superb Modern Built Town Terrace Situated Within A Cul- De- Sac Setting.

A fabulous red brick modern built town terrace holding a quiet cul de sac setting within this increasingly popular location. The interior comprises 2 bedrooms, spacious lounge, excellent fitted kitchen with dining area and bathroom in white suite. The dwelling further benefits from gas fired central heating, upc double glazed windows and has been maintained to a good standard over the years.

A most convenient location minutes walk from public transport, excellent local shopping and leading schools combines with off street car parking, makes this the perfect starter home or investment opportunity.

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		66	74
EU Directive 2002/91/EC			

9 Lavens Drive

, Belfast, BT14 8BN



- Modern Constructed Town House
- Gas Central Heating
- Off Street Carparking
- 2 Bedrooms Spacious Lounge
- Bathroom In White Suite
- Fitted Kitchen With Dining
- Cul-De Sac Location
- Upvc Double Glazed Windows

Entrance Hall

Upvc double glazed entrance door.

Lounge

14'9" x 10'5" (4.52 x 3.20)

Attractive hardwood fireplace with gas fire, concealed boiler, wood laminate floor.

Kitchen

14'9" x 10'5" (4.52 x 3.20)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, tall larder, plumbed for

washing machine,, fridge/freezer space, panelled radiator, partly tiled walls, under stair storage.

Dining area

Lobby

Storage cupboard, double glazed rear door.

First Floor

Landing, hotpress/copper cylinder.

Bedroom

14'9" x 9'6" (4.50 x 2.92)

Built-in robe, panelled radiator.

Bedroom

10'7" x 7'4" (3.25 x 2.24)

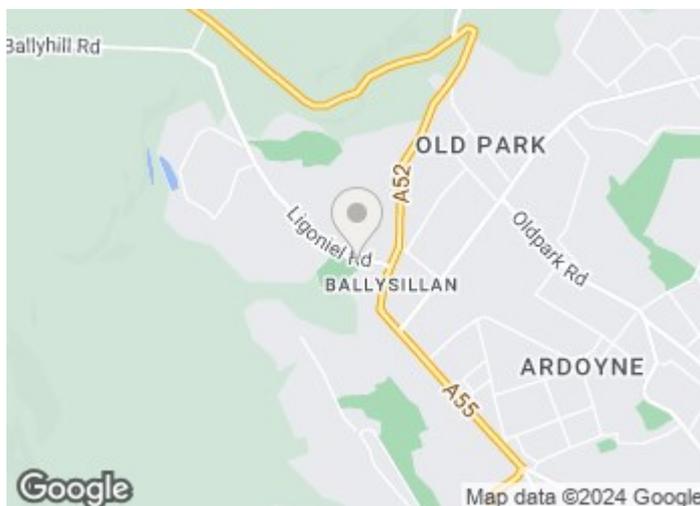
Panelled radiator

Bathroom

White suite comprising panelled bath, shower screen, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

Outside

Driveway off street carparking. Hard landscaped gardens front and rear in stone chip and flower beds, patio areas.



Directions



Floor Plan

9, Lavens Drive, BELFAST, BT14 8BN



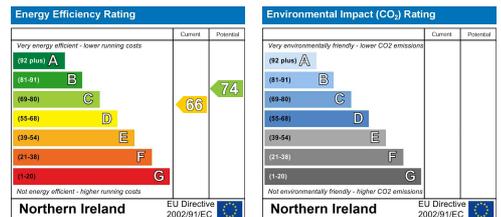
Ground Floor

First Floor

Total Area: 68.8 m² ... 740 ft²

All measurements are approximate and for display purposes only

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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