



ULSTER PROPERTY SALES

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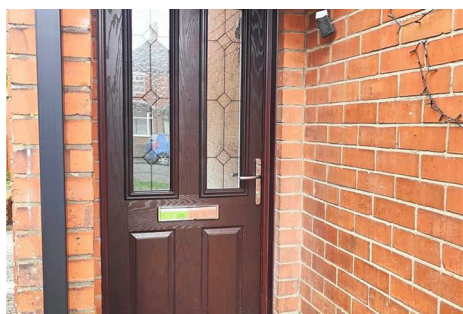
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



13 Benview Park , Belfast, BT14 8HT

Offers Around £129,950

Stunning Extended Semi Detached Villa Immaculately Presented

An extended and refurbished semi detached villa which has been immaculately presented creating a flexible contemporary home ideal for the modern family. The beautifully presented interior comprises lounge into bay, living room, contemporary fitted kitchen incorporating built-in oven and hob, luxury bathroom suite, 3 bedrooms and contemporary first floor bathroom. The dwelling further offers uPvc double glazed windows, oil fired central heating and quality ceramic and laminate floor coverings throughout.

Private gardens with excellent driveway parking combine with a most popular and convenient location to make this the perfect family home -Immediate inspection highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	61	66
EU Directive 2002/91/EC		

13 Benview Park

, Belfast, BT14 8HT



- Superb Extended Semi Detached Villa
- 3 Bedrooms, Lounge into Bay
- Living Room
- Luxury Fitted Kitchen
- Ground Floor Luxury Bathroom Suite
- Contemporary Bathroom Suite
- uPvc Double Glazed Windows
- Oil Fired Central Heating
- Private Mature Gardens
- Most Popular Location

Entrance Hall

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

Lounge

12'9" x 10'8" into bay (3.898 x 3.26 into bay) Wood burning stove with slate hearth, double panelled radiator, "herringbone" wood laminate floor.

Living Room

15'10" x 8'4" (4.84 x 2.56) Ceramic tiled floor, double panelled radiator, panelled radiator, recessed lighting.

Bathroom

Contemporary white suite comprising centre tap panelled bath with telephone handset shower, vanity unit, low flush wc, partly tiled walls, recessed lighting, marble effect ceramic tiled floor, chrome radiator, extractor fan.

Kitchen

11'4" x 4'10" (3.46 x 1.49) Single drainer stainless steel sink unit, extensive range of high gloss high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel and glass extractor fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor, pvc door to rear.

First Floor

Landing, Access to roofspace, feature glass panel, wood laminate floor.

Bedroom

9'2" x 7'10" (2.81 x 2.40) Wood laminate floor, panelled radiator, built-in storage.

Bedroom

9'3" x 6'1" (2.83 x 1.87) Wood laminate floor, panelled radiator.

Bedroom

9'1" x 8'4" (2.78 x 2.55) Wood laminate floor, panelled radiator, built-in storage..

Bathroom

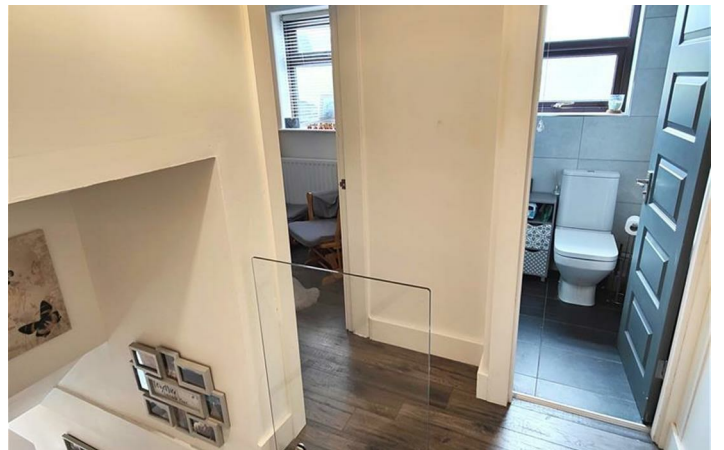
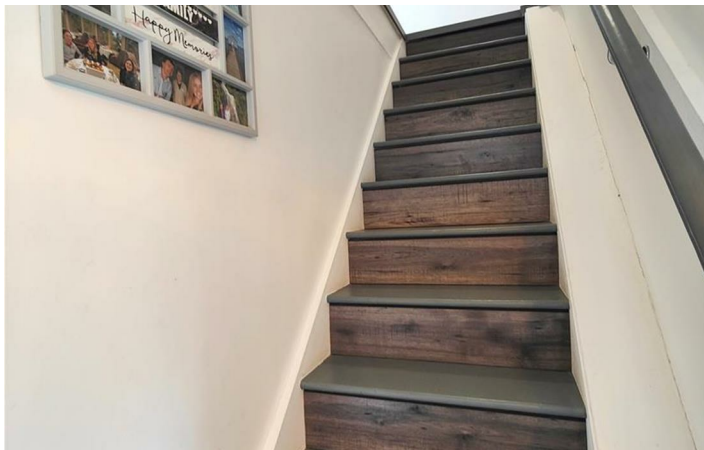
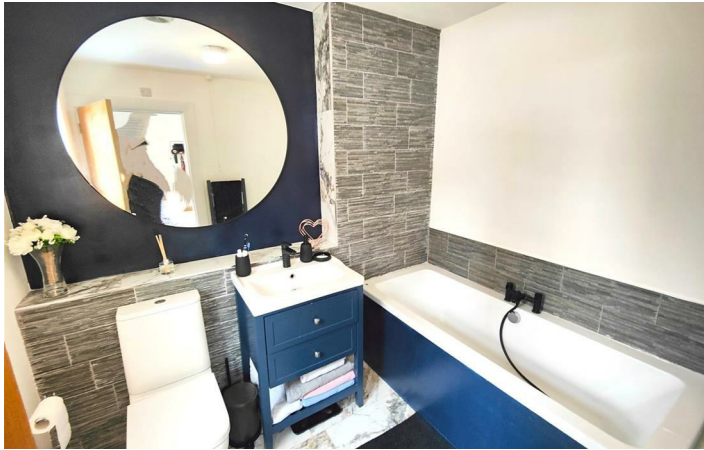
Fully tiled contemporary white suite comprising shower cubicle, electric shower, vanity unit, low flush wc, fully tiled walls, extractor fan, ceramic tiled floor, panelled radiator.

Outside

Paved driveway, gardens front and private rear in mature lawn, shrubs, oil tank, oil fired central heating boiler, vertical panel fencing.



Directions



Floor Plan

13 Benview Park, Belfast. BT14 8HT



Ground Floor

First Floor

Total Area: 72.6 m² ... 781 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Northern Ireland		EU Directive 2002/91/EC	Northern Ireland		EU Directive 2002/91/EC

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