



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		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

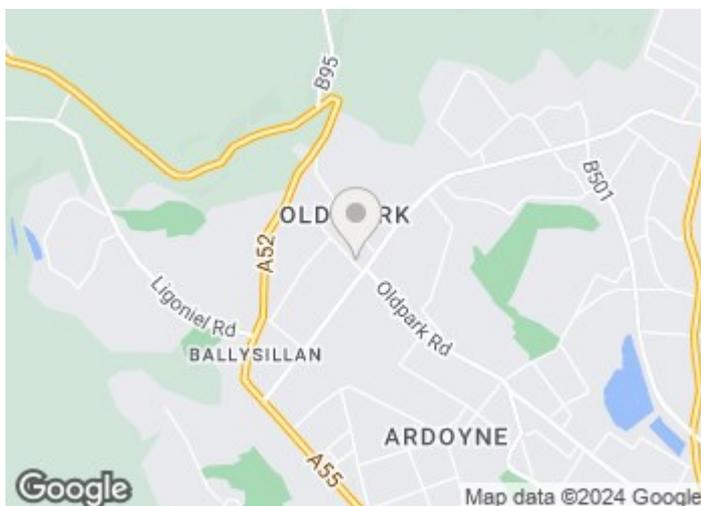
9'1" x 8'4" (2.78 x 2.55) Wood laminate floor, panelled radiator, built-in storage.

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

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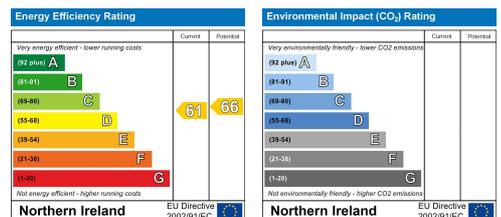
Ground Floor

First Floor

Total Area: 72.6 m² ... 781 ft²

All measurements are approximate and for display purposes only

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