



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



8 Bennett Drive , Belfast, BT14 6DB

Offers Around £164,950

A Superb Extended Semi Detached Villa Modernised To An Excellent Standard Throughout.

A fabulous opportunity to purchase a superb extended 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 spacious interior comprises 3 bedrooms, lounge into bay, living room open plan to extended modern fitted kitchen incorporating built-in oven and ceramic hob and fully tiled modern white bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, replacement rainwater goods, gas central heating and has benefited from a programme of improvement works in past years. Hard landscaped gardens front and rear combines with the most convenient location to make this a home suited to young and old alike - Immediate viewing strongly recommended.

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		EU Directive 2002/91/EC

8 Bennett Drive

, Belfast, BT14 6DB



- Superb Extended Semi Detached Villa
- Extended Modern Fitted Kitchen
- Gas Central Heating
- Sought After Location
- 3 Bedrooms, Lounge
- Fully Tiled White Bathroom
- Hard Landscaped Gardens
- Living Room
- Upvc Double Glazed Windows
- Highest Presentation

Entrance Hall

Pvc front door, understairs storage, wood laminate floor, double panelled radiator.

Lounge into Bay

11'2" x 10'0" (3.41 x 3.06)
Wood laminate flooring , panelled radiator

Living Room

11'7" x 11'2" at widest (3.55 x 3.41 at widest)
Wood laminate floor, double panelled radiator.

Open plan to:

Extended Kitchen

13'4" x 7'9" (4.08 x 2.37)
Single drainer stainless steel sink unit, extensive range of of high and low level units, formica worktops, built-in under oven and ceramic hob, integrated extractor fan, fridge/freezer housing, plumbed for washing machine, partly tiled walls, panelled radiator, wall mounted gas boiler, upvc double glazed rear door.

First Floor

Landing, access to roofspace.

Bathroom

Fully tiled modern white suite comprising shower cubicle, thermostatically controlled shower

unit, vanity unit, low flush wc, ceramic tiled floor, feature radiator.

Bedroom

9'8" xz 9'5" (2.96 xz 2.89)
Wood laminate floor, panelled radiator.

Bedroom

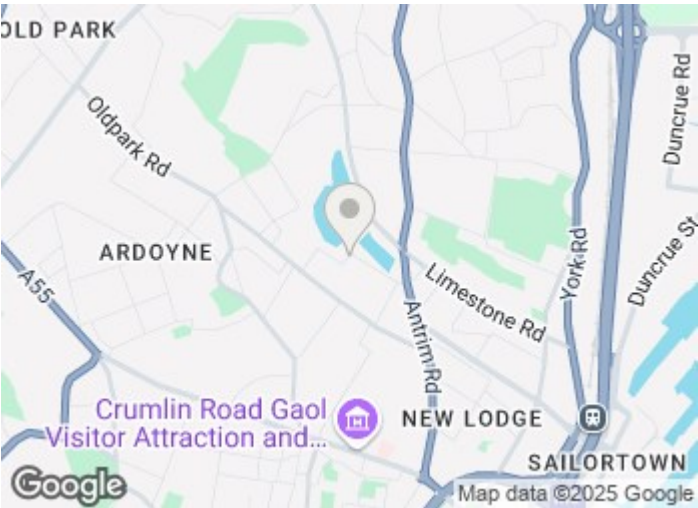
10'3" x 9'6" (3.14 x 2.92)
Wood laminate floor, panelled radiator.

Bedroom

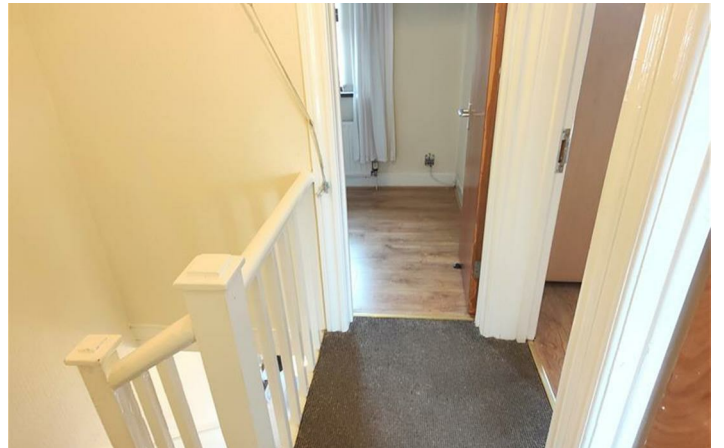
6'7" x 6'9" (2.01 x 2.08)
Wood laminate floor, panelled radiator.

Outside

Front and rear hand landscaped gardens, mature hedging, extensive concrete patio area, storage,



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.

