



ULSTER PROPERTY SALES

# UPS

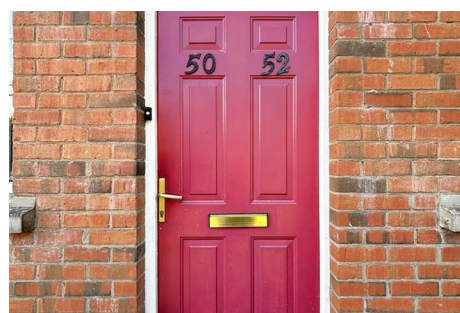
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 50 Ben Eden Green , Belfast, BT15 4GU

### Offers Around £149,950

Most Desirable 1st Floor Apartment in Exceptionally Popular Development.

A generously proportioned 1st floor apartment holding the perfect end of cul de sac position within this highly desirable residential location within walking distance of Fortwilliam Golf Club. The spacious accommodation comprises 2 double bedrooms, spacious lounge with double aspect windows affording delightful aspect, shaker style fitted kitchen with granite worktops incorporating built-in oven and hob with informal dining area and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, extensive use of ceramic and wood laminate flooring, gas central heating, low outgoings and excellent storage space. Designated private car parking and delightful communal gardens combine with a superb location with Fortwilliam Golf Course, excellent shopping and public transport a short stroll away - Internal inspection highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
72		76
Northern Ireland		
EU Directive 2002/91/EC		



# 50 Ben Eden Green

, Belfast, BT15 4GU



- Most Desirable 1st Floor Apartment
- Exceptionally Popular Development
- 2 Double Bedrooms
- Spacious Lounge
- Shaker Style Kitchen With Granite Worktops
- Classic White Bathroom Suite
- Upvc Double Glazed Windows
- Gas Heating
- Designated Parking
- Communal Gardens

## Communal Entrance Hall

Hardwood entrance door, picture window.

## Entrance Hall

Built in storage, panelled radiator.

## Lounge

22'8" x 17'5" at widest (6.91 x 5.33 at widest)

Wood laminate floor, built in storage, double panelled radiator x 3.

Open plan to:

## Kitchen

11'2" x 9'7" (3.40 x 2.92)

Bowl and a half stainless steel sink

unit, extensive range of high and low level units, granite worktops, built-in stainless steel under oven and 4 ring gas hob, integrated extractor fan, plumbed for dishwasher, tall integrated fridge/freezer housing, plumbed for washing machine, partly tiled walls, wood laminate floor, concealed gas boiler.

## Bedroom

10'6" x 10'8" (3.21 x 3.27)

Panelled radiator.

## Bedroom

12'7" x 8'8" (3.85 x 2.65)

Panelled radiator.

## Bathroom

Modern white suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush w.c, partly tiled walls, ceramic tiled floor, extractor fan, panelled radiator.

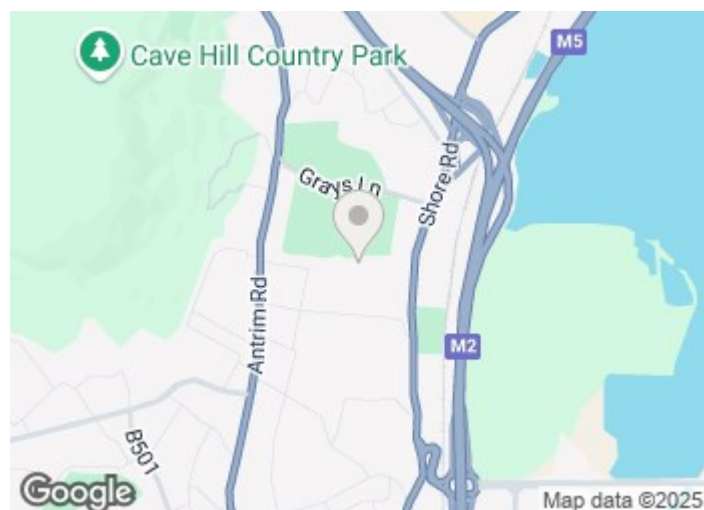
## Outside

Carparking bay in brick paving, communal gardens.

Charterhouse Management fees £460.00 per annum.

Ground rent - £75.00 per annum

Rates - £959.30



## 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.

