

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

**Offers Over £139,950**

Fantastic 1st Floor Apartment With Delightful Views In Exceptionally Desirable Development.

An attractive 1st floor apartment perfectly positioned within this exceptionally desirable residential development within walking distance of Fortwilliam Golf Club and just a short commute to the City Centre. The spacious accommodation comprises 2 double bedrooms, spacious lounge affording delightful views open plan to shaker style fitted kitchen incorporating built-in oven and 4 ring gas hob with breakfast bar and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, extensive use of ceramic and wood laminate flooring, gas central heating with recent new boiler, low outgoings and excellent storage space. Communal car parking and delightful views combine with a superb location with Fortwilliam Golf Course, excellent shopping and public transport a short stroll away - Early Viewing is 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 8 Ben Eden Green

, Belfast, BT15 4GU



- Fantastic 1st Floor Apartment
- Spacious Lounge
- Gas Heating
- Stroll From Fortwilliam Golf Club
- Most Desirable Development
- Shaker Style Kitchen With Breakfast Bar
- Upvc Double Glazed Windows
- 2 Double Bedrooms
- Classic White Bathroom Suite
- Communal Parking

## Communal Entrance Hall

Hardwood entrance door, picture window.

## Entrance Hall

Built in storage, access to roofspace, panelled radiator.

## Lounge

21'3" x 17'5" at widest (6.50 x 5.32 at widest)

Built-in storage, concealed gas boiler, double radiator x 2.

Open plan to:

## Kitchen

Single drainer stainless steel sink unit, excellent range of high and

low level units, formica worktops, breakfast bar, built-in stainless steel under oven and 4 ring gas hob, integrated extractor fan, integrated fridge/freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor.

## Bathroom

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

## Bedroom

11'5" x 6'11" (3.49 x 2.12 )  
Panelled radiator.

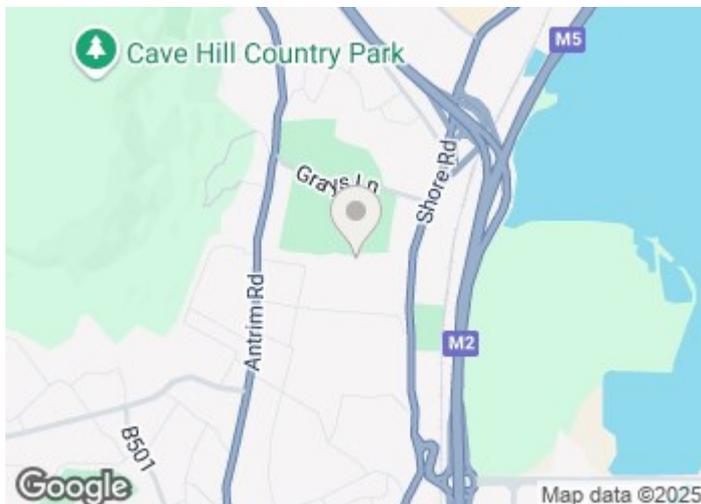
## Bedroom

10'4" x 9'7" (3.16 x 2.93)  
Panelled radiator.

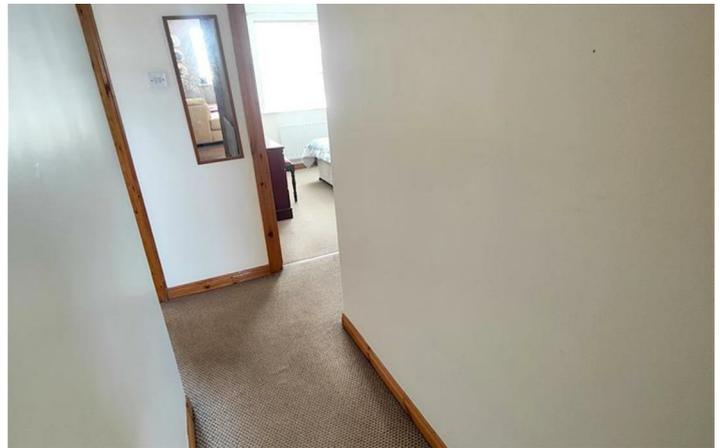
## Outside

Communal parking, communal parking.

Charterhouse Management Fees  
Approx £ 500 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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