COLIN GRAHAM RESIDENTIAL

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26 Ben Eden Green, Belfast, BT15 4GU

- First Floor Apartment
- Lounge Through Dining Room
- Bathroom With Three Piece Suite
- Private Balcony Area
- Communal Gardens
- Two Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Gas Heating; Double Glazing
- Allocated Parking Space; Communal Guest Parking
- Views Towards Cave Hill

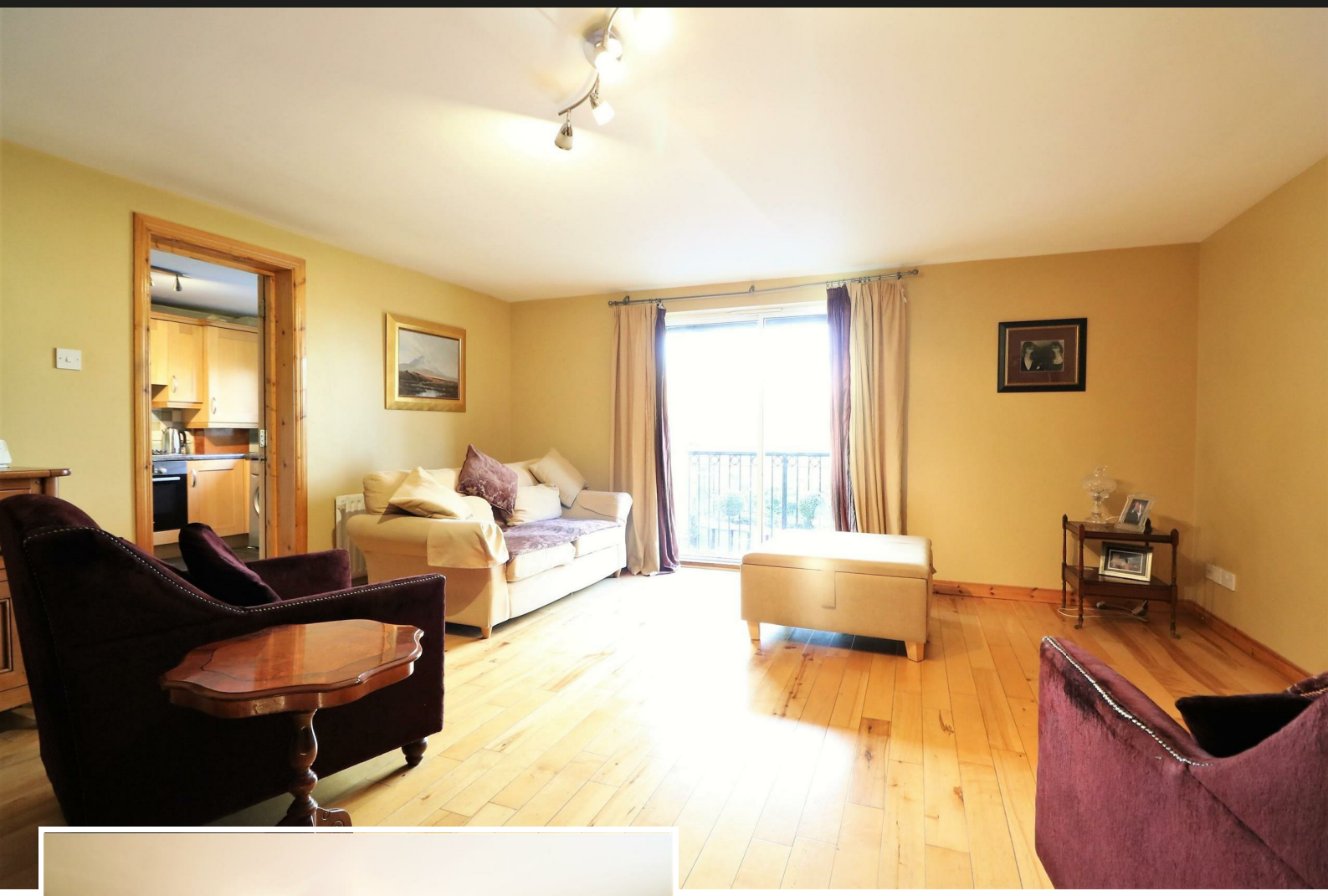
Offers Over £144,950

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Front entrance door. Solid wood flooring. Access to built in shelved store.

LOUNGE THROUGH DINING ROOM 19'5" x 16'4" (wps)

Solid wood flooring. Access to built in store with light. Aluminium framed, double glazed, sliding patio door with matching side screen leading to private balcony area enjoying views over Fortwilliam Golf course towards Cave Hill.





KITCHEN WITH INFORMAL DINING AREA 13'6" x 9'7"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with retractable extractor canopy over. Integrated oven and fridge freezer. Plumbed and space for washing machine and dishwasher. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor. Views over Fortwilliam Golf course towards Cave Hill.

PRINCIPAL BEDROOM 16'9" x 10'10"

Solid wood flooring. Fitted wardrobes in sliding panelled doors encompassing dressing table and mirror. Separate built in double wardrobe with shelving and hanging space.

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Splash back tiling to sink. Tiled floor.

BEDROOM 2 12'11" x 9'7"

Solid wood flooring. Built in wardrobe.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled shower unit and glass shower screen over bath. Splash back tiling to wash hand basin and bath. Tiled floor.

EXTERNAL

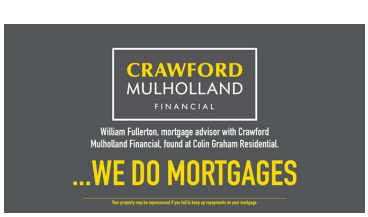
One allocated parking space.
Communal guest parking area to front and rear.
Communal gardens.
External lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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...WE SELL HOUSES

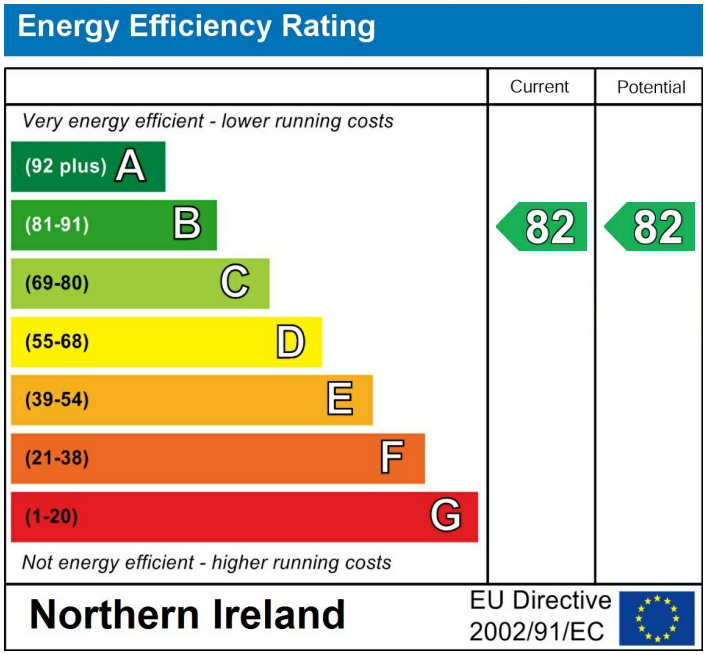






Immaculately presented, own door, two bedroom, first floor apartment with private balcony enjoying views over Fortwilliam Golf course towards Cave Hill, conveniently located within the popular Ben Eden Green development, situated off Donegall Park Avenue, North Belfast. The property comprises private entrance hall with built in storage cupboard, lounge through dining room with sliding patio door leading to private balcony area, modern fitted kitchen with informal dining area, two well proportioned bedrooms, to include principal bedroom with built in wardrobes and en suite shower room, and bathroom with white three piece suite. Externally the property enjoys one allocated parking space, communal guest parking to front and rear, and communal gardens. Other attributes include gas fired central heating, double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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PRS Property Redress Scheme

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