

# 72 Leven Drive Belfast, BT5 7ED

*Offers over £125,000*



**VICTORIA  
PINKERTON**

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# Bright And Spacious 3 Bed Semi-Detached Home With Flexible Living

Located in the well-situated area of Dundonald, Leven Drive presents a delightful opportunity to acquire a semi-detached house that is both spacious and inviting with stunning views of Stormont. This well-appointed property boasts three generously sized bedrooms, making it ideal for small families or those seeking extra space for guests or a home office.

The layout is thoughtfully designed, with the utility room located beside the front door, offering convenient extra storage and laundry space. Upstairs featuring a modern kitchen and a comfortable living room, alongside the third bedroom that is currently

utilised as a dining room, offering flexibility to suit your lifestyle. Downstairs features the two main bedrooms, one with French doors leading out to the garden and the family bathroom with separate bath and shower.

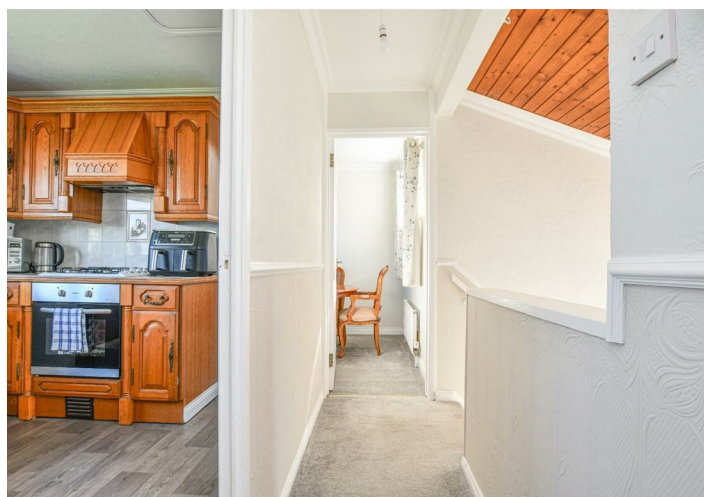
The house is equipped with gas-fired central heating, ensuring warmth and comfort throughout the colder months, while the uPVC double-glazed windows provide excellent insulation and noise reduction. The property also benefits from an enclosed front garden, perfect for enjoying a morning coffee or for children to play safely, as well as an enclosed back garden

complete with decking, ideal for summer barbecues and outdoor entertaining.

Conveniently located, this home is just a stone's throw away from local amenities, including the popular Dundonald Ice Bowl, Omniplex cinema, and David Lloyd Gym, making it an excellent choice for those who appreciate leisure and recreation. With its blend of comfort, convenience, and potential, this property on Leven Drive is a must-see for anyone looking to settle in a vibrant community.







## PROPERTY FEATURES

- Located In Dundonald, Leven Drive Offers A Delightful Opportunity To Acquire A Semi-Detached House With Beautiful Stormont Views
- Third Bedroom Currently Used As A Dining Room, Offering Versatile Living Options
- Utility Room Located Beside The Front Door, Offering Handy Extra Storage And Laundry Space
- Close To Local Amenities Including Dundonald Ice Bowl, Omniplex Cinema And David Lloyd Gym
- Property Boasts Three Generously Sized Bedrooms, Ideal For Families Or Home Office Use
- Downstairs Features Two Main Bedrooms, One With French Doors Opening To The Garden
- Gas-Fired Central Heating And uPVC Double-Glazed Windows
- Thoughtfully Designed Layout Includes A Modern Kitchen And Comfortable Living Room Upstairs
- Family Bathroom Includes Separate Bath And Shower For Added Convenience
- Enclosed Front And Back Gardens Offer Safe Outdoor Spaces With Decking For Entertaining











WHAT3WORDS: ///nature.modern.chart

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7a The Square, Comber BT23 5DX  
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# PROPERTY MEASUREMENTS

Hallway / Stairs	11'9 x 6'5
Utility	8'5 x 6'3
Upper Hall	11'4 x 2'9
Storage	4'3 x 2'6
Living Room	12'11 x 11'11
Kitchen	11'6 x 8'11
Dining / Bedroom 3	11'10 x 7'2
Bedroom 1	11'10 x 9'11
Storage	4'10 x 2'6
Bedroom 2	11'10 x 9'11
Storage	3' x 2'10
Bathroom	8'6 x 6'6
Lower Hall	11'6 x 2'8

## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Freehold  
Ground Rent - Understood To Have No Fees  
Rates - Understood To Be £672 Per Annum

Directions  
Located off Kings Road

## Energy Efficiency Rating

The rating for this property is:

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		
<b>Northern Ireland</b>		EU Directive 2002/91/EC

\* For your information: The UK average rating is 'E50'.



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