

simonBRIEN
RESIDENTIAL

11 St Ellens,
Edenderry Village, Belfast, BT8 8JN



Asking Price £225,000

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KEY FEATURES

- Superb Semi-Detached Villa In Edenderry Village
- Three Good Sized Bedrooms Including Master With Ensuite Shower Room
- Modern Fitted Kitchen With Quartz Worktops Open Plan To Dining Area
- Spacious Lounge With Fireplace
- Conservatory
- Family Bathroom
- Ground Floor WC
- Front & Enclosed Rear Garden
- uPVC Double Glazing
- Oil Fired Central Heating
- Floored Roof Space
- Popular & Sought After Semi-Rural Location Close To Belfast City Centre & Main Arterial Routes
- Internal Viewing Recommended To Appreciate What This Home Has To Offer

SUMMARY

We are delighted to offer for sale this exceptionally well-appointed semi-detached property located in the semi-rural Edenderry development of South Belfast. The property benefits from a quiet cul-de-sac, offering ease of access to Belfast City Centre, main arterial routes including Belfast Outer Ring, with shopping easily accessible at Forestside and Tesco at Newtownbreda.

Internally, the property offers adaptable accommodation throughout, with the ground floor comprising of living room, a modern kitchen open plan to dining area, conservatory, and ground floor WC. The first floor provides three bedrooms with an ensuite and family bathroom.

Externally, the property offers parking to the front and an enclosed rear garden.

Likely to be of interest to the professional couple or young family. Viewing is by appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Hardwood front door and double glazed side panels leading to:

SPACIOUS RECEPTION HALL:

Solid wood floor. Cloakroom with WC and sink.

LIVING ROOM:

17' 7" x 12' 0" (5.37m x 3.66m)

Slate fireplace and hearth with cast iron inset. Solid wooden floor.

KITCHEN / DINING ROOM:

20' 2" x 11' 7" (6.15m x 3.53m)

Modern fitted kitchen with excellent range of high and low level units. Black Quartz work surfaces. Double drainer sink with mixer taps. Integrated washing machine and dishwasher plus fridge freezer and double oven. 5 ring gas hob and extractor fan. Solid wooden floor. French doors leading to:

CONSERVATORY:

12' 1" x 10' 7" (3.68m x 3.23m)

Tiled floor. uPVC door to rear.





FIRST FLOOR

LANDING:

Access to floored roof space with light. Shelved hot press with copper cylinder.

MASTER BEDROOM:

17' 10" x 10' 7" (5.44m x 3.23m)

ENSUITE SHOWER ROOM:

Corner electric shower. Low flush WC. Sink unit with storage and mirrored cabinet.

BEDROOM (2):

12' 5" x 11' 6" (3.78m x 3.51m)

BEDROOM (3):

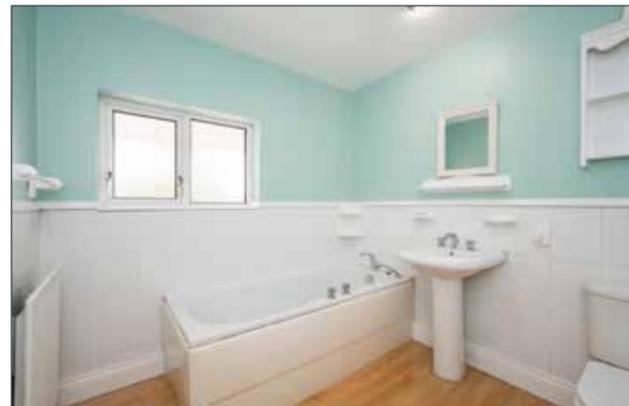
9' 4" x 9' 3" (2.84m x 2.82m)

BATHROOM:

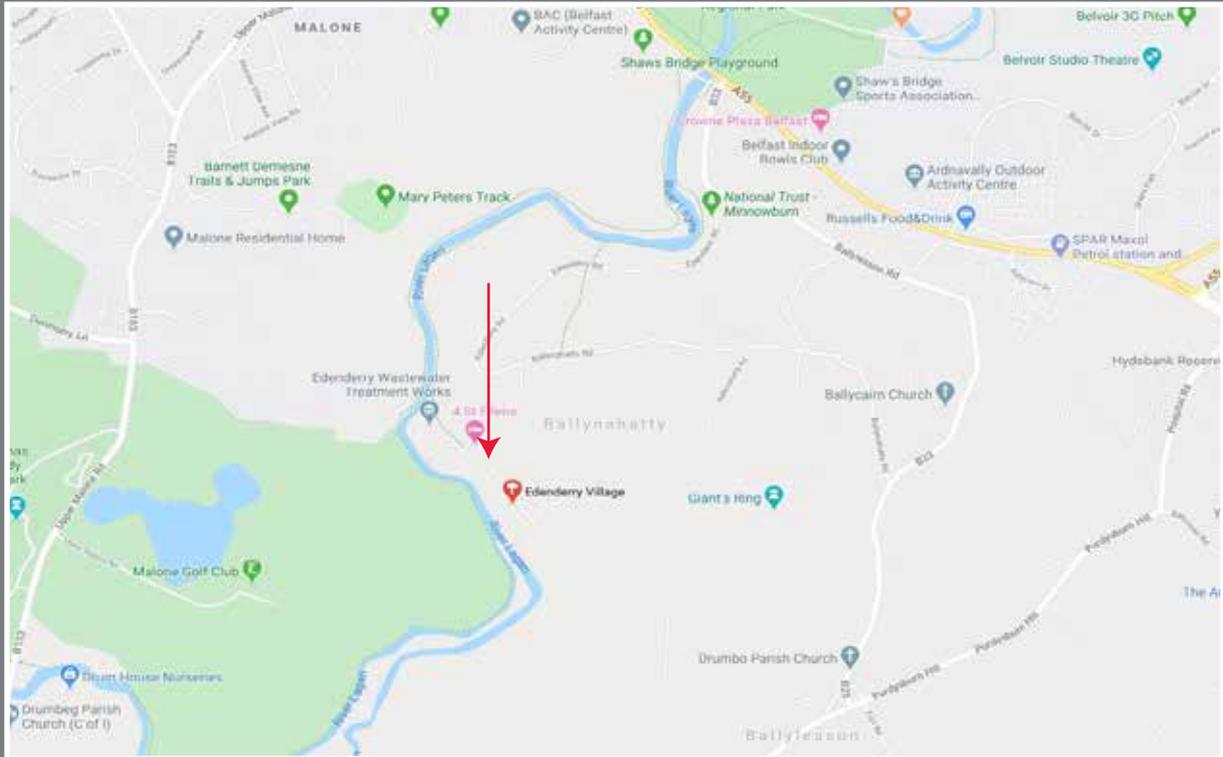
White suite comprising of panelled bath with mixer taps and telescopic hand shower. Low flush WC. Pedestal wash hand basin. Partially tiled walls. Wood effect floor.

OUTSIDE

Gardens to front and rear. Patio area. Ample off street parking. Shed.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/F/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		73
D 55-68	63	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0868-2978-0431-9792-3831

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