



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstonclements.com](mailto:info@fetherstonclements.com)  
Web: [www.fetherstonclements.com](http://www.fetherstonclements.com)

**19 Linen Mill Grove**

Belfast  
BT8 8GX

**Offers In Region Of £209,950**



## 19 LINEN MILL GROVE, BELFAST, BT8 8GX

- **Superb Red Brick End Terrace Townhouse**
- **Four Well Proportioned Bedrooms (Two En-suite)**
- **Lounge With Feature Fireplace**
- **Kitchen With Dining Area And Range Of Fitted Unit With Access To Rear Garden**
- **First Floor Family Bathroom / Ground Floor WC**
- **Private Enclosed Garden To Rear**
- **Driveway Parking To Front**
- **Double Glazed Windows / Gas Fired Central Heating**
- **Convenient Location Close To South Belfast And Lisburn**

We are delighted to present this superb end terrace property to market. Located in the picturesque village of Edenderry on the edge of south Belfast and within the Lagan Valley Regional Park, this charming home is sure to have broad market appeal. The location offers ease of access for those travelling to Belfast and Lisburn City Centres via main arterial routes.

The property is very spacious with adaptable accommodation running over three floors.

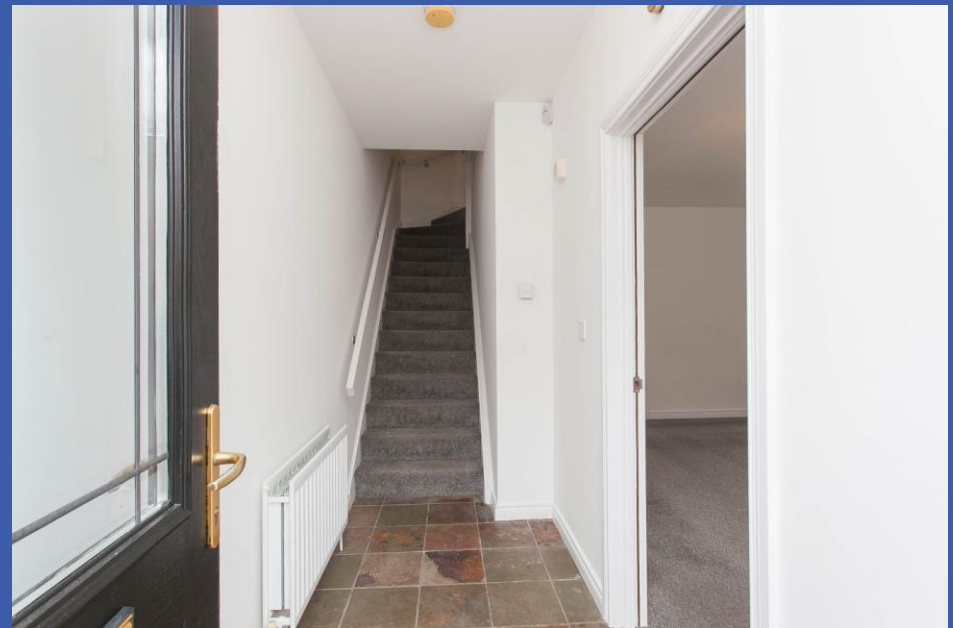
The ground floor accommodation comprises of a generous lounge with feature fireplace, kitchen / dining area with a modern fully fitted kitchen and range of integrated appliances and access to the private enclosed garden. There is also a ground floor wc/cloakroom.

On the first floor are two well-proportioned bedrooms and bathroom with contemporary white suite.

On the top floor are two further double bedrooms (master ensuite). This property exudes character and charm and can only fully be appreciated upon viewing.

Externally there is an enclosed garden to the rear which offers the perfect space to enjoy a BBQ and relax without the need for ongoing maintenance. To the front is an attractive brick paviour driveway with parking for several cars.

The Lagan Valley Tow Path is on the doorstep with direct access to the National Trust walkways, offering the benefits of a countryside location within easy reach of the city.







## **PROPERTY COMPRISES**

Composite entrance door with glazed panels and fan light leading to...

### **ENTRANCE HALL**

Chinese slate tiled floor. Stairs to First Floor.

### **LOUNGE 16' 10" x 11' 4" (5.13m x 3.45m)**

Fireplace with inset gas fire.

### **KITCHEN WITH DINING AREA 14' 11" x 13' 2" (4.55m x 4.01m)**

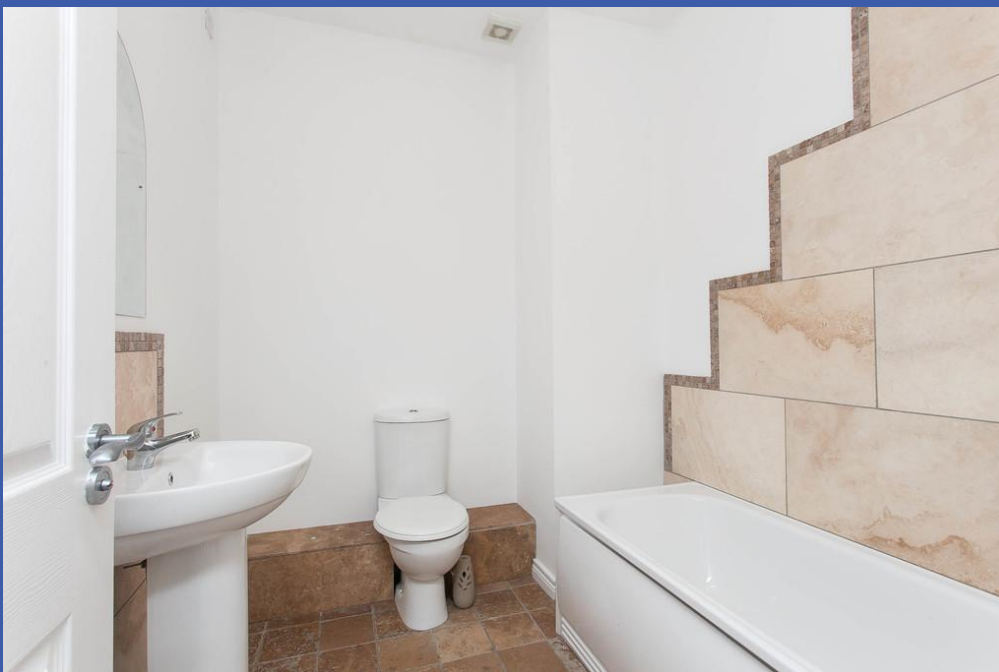
Range of fitted high and low level units with wood effect worksurfaces, one and a half bowl single drainer stainless steel sink unit with mixer taps, integrated five ring gas hob, stainless steel extractor canopy, integrated stainless oven, plumbed for washing machine, plumbed for dishwasher, integrated fridge/freezer, tiled splashback, natural stone tiled floor. Patio doors to rear garden.

### **WC**

Low flush wc, pedestal wash hand basin, tiled floor, built in cabinet, tiled splashback.







#### **FIRST FLOOR LANDING**

Storage cupboard. Stairs to Second Floor.

#### **BEDROOM 15' 0" x 9' 0" (4.57m x 2.74m) @ widest points**

#### **EN-SUITE**

Suite comprising of an enclosed shower cubicle, low flush wc, pedestal wash hand basin, tiled floor, part tiled walls, extractor fan.

#### **BEDROOM 15' 0" x 8' 9" (4.57m x 2.67m)**

#### **BATHROOM**

Suite comprising of a panelled bath, low flush wc, pedestal wash hand basin, tiled splashback, natural stone tiled floor, extractor fan.

#### **SECOND FLOOR LANDING**

Airing cupboard with hot water cylinder and Worcester gas fired boiler, access to roof space.





**BEDROOM 15' 0" x 12' 8" (4.57m x 3.86m) @ widest points**

**ENSUITE** Suite comprising of an enclosed shower cubicle, low flush wc, pedestal wash hand basin, tiled floor, part tiled walls, extractor fan.

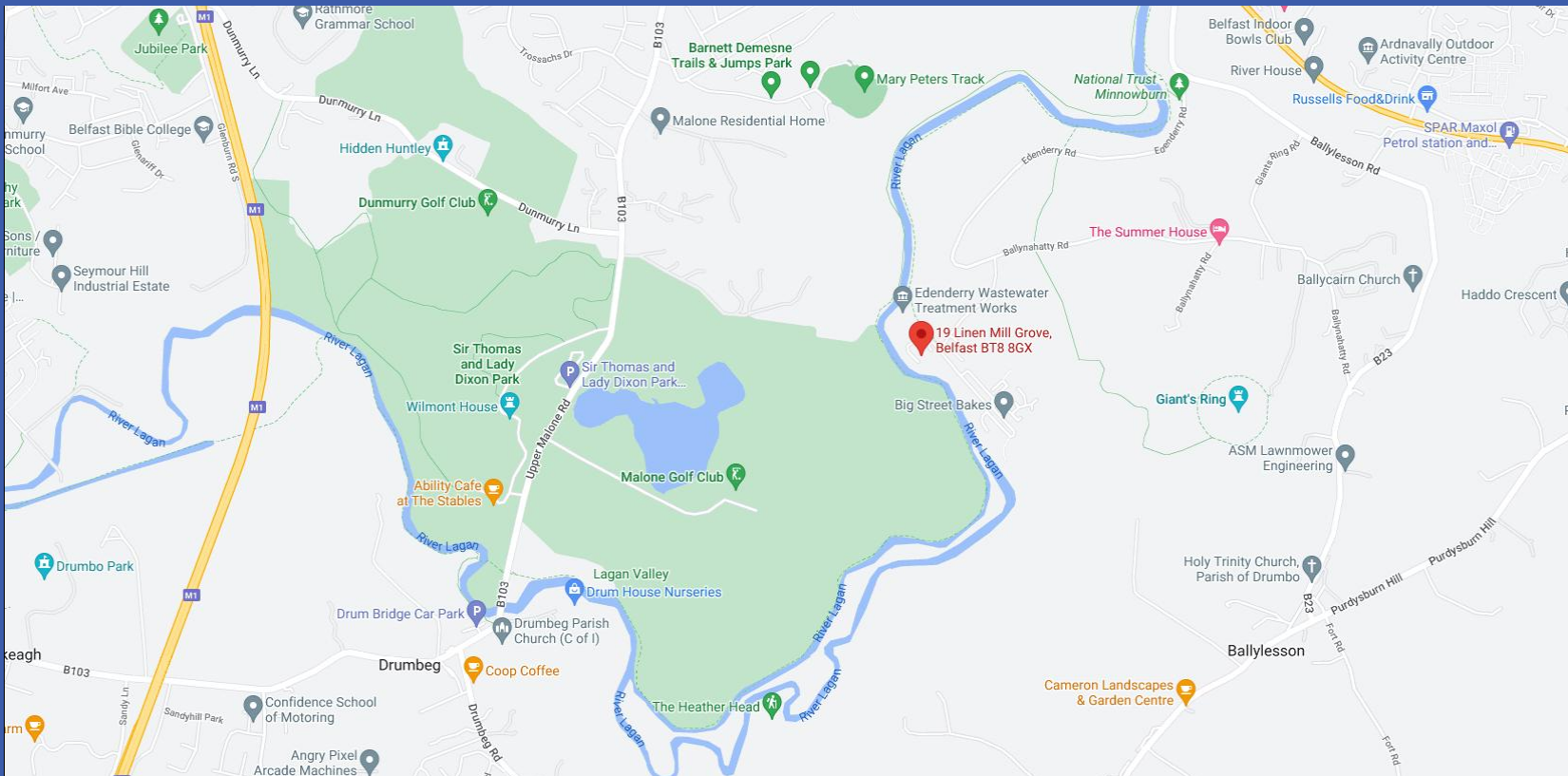
**BEDROOM 15' 0" x 9' 1" (4.57m x 2.77m)**

Velux skylights

### **OUTSIDE**

Enclosed Garden to rear in lawns with patio. Brick paviour driveway to front.





See Map Attached

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fetherston Clements Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherston Clements or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherston Clements cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherston Clements has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherston Clements will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.