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3 St. Ellens Terrace

Edenderry
BT8 8JW

Offers In Region Of £219,950

3 ST. ELLENS TERRACE, EDENDERRY, BT8 8JW

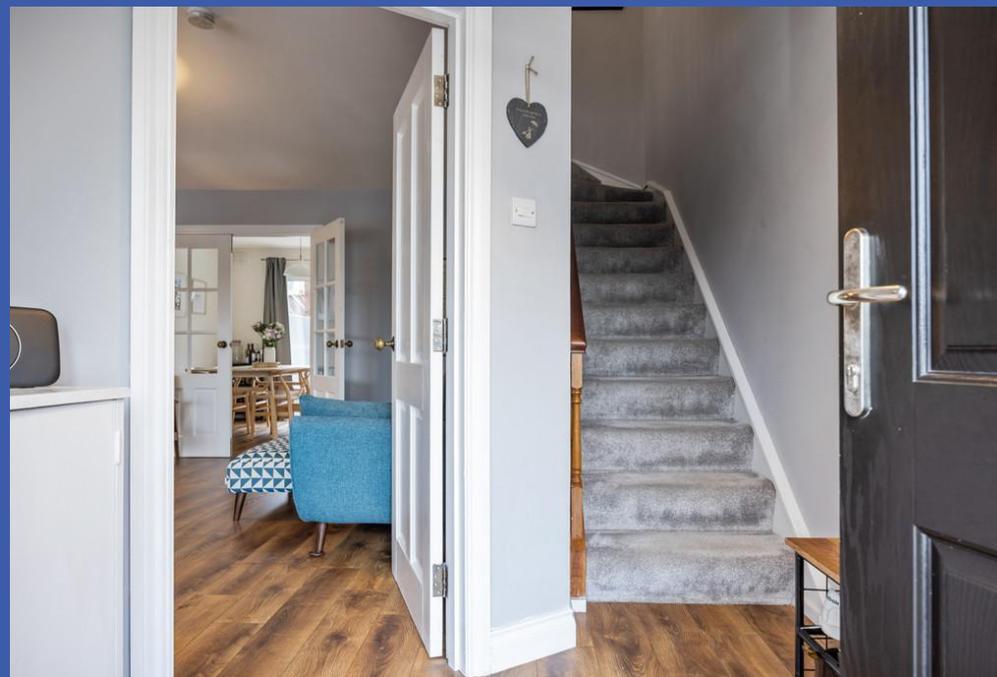
- Modern Cottage Style Home In An Idyllic Village Location
- Spacious Living Room With Attractive Wood Burning Stove
- Fitted Kitchen Open Plan To Dining Room With Door To Rear Garden
- Three Bedrooms
- Modern Bathroom With Matching Suite
- Gas Fired Central Heating / Double Glazed Windows
- Enclosed Rear Patio Garden
- Brick Paviour Driveway To Front
- Fabulous Semi Rural Setting On Edge Of South Belfast
- Convenient To All Amenities Of South Belfast And The City Centre

The quaint village of Edenderry is an idyllic semi-rural setting on the banks of the River Lagan and is surrounded by beautiful countryside. It is hard to believe that the bustle of South and Central Belfast is only a few minutes away.

St. Ellens Terrace is part of an attractive development of thoughtfully designed homes, which fit well into this beautiful setting. The property is well positioned in the village close to the park and main access road into the village.

The well-proportioned accommodation has been tastefully presented throughout and is complemented by a delightful patio garden and fabulous modern fitted kitchen and gas fired central heating.

Recent sales in this area have proved to be extremely popular. We would recommend early viewing.







PROPERTY COMPRISES

uPVC composite entrance door with glazed sidelights, leading to reception hall.

RECEPTION HALL Stairs to first floor.

LOUNGE 19' 7" x 13' 9" (5.97m x 4.19m) (@ widest points) Laminate wood stripped flooring, multi fuel stove, built in shelving, under stairs storage cupboard, double doors leading to kitchen with dining area.

KITCHEN WITH DINING AREA 17' 3" x 9' 5" (5.26m x 2.87m) Range of fitted high and low level units, marble effect work surfaces, tiled splash back, breakfast bar, sink unit with mixer tap, integrated dishwasher, integrated washing machine, integrated fridge/freezer, integrated 4 ring gas hob, stainless steel extractor fan, concealed under lighting, door to rear garden.

FIRST FLOOR LANDING Airing cupboard, access to roof space via folding timber stairs.

BATHROOM Suite comprising of bath with shower over and Drencher head, vanity wash hand basin, low flush WC, stainless steel towel radiator, tiled walls, tiled floor, Velux skylight, extractor fan.



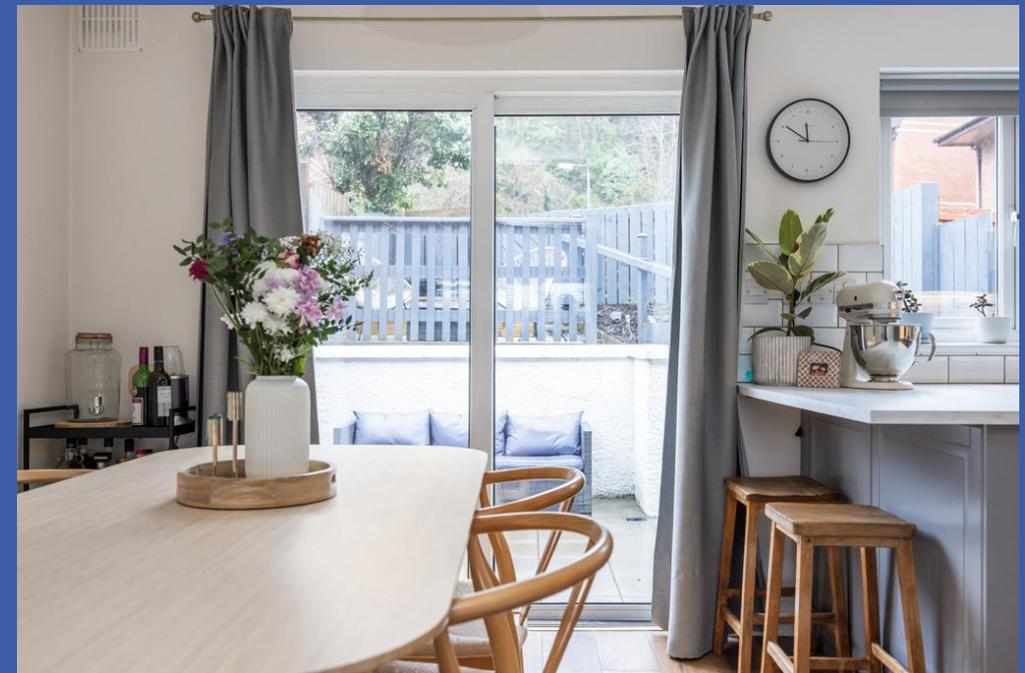


BEDROOM 14' 0" x 9' 9" (4.27m x 2.97m) Built in wardrobe.

BEDROOM 12' 8" x 9' 2" (3.86m x 2.79m) Velux skylight.

BEDROOM 9' 6" x 7' 8" (2.9m x 2.34m) Velux skylight.

OUTSIDE Enclosed patio garden with timber deck and paved patio area, landscaped flower beds, brick paviour driveway to front with car parking.



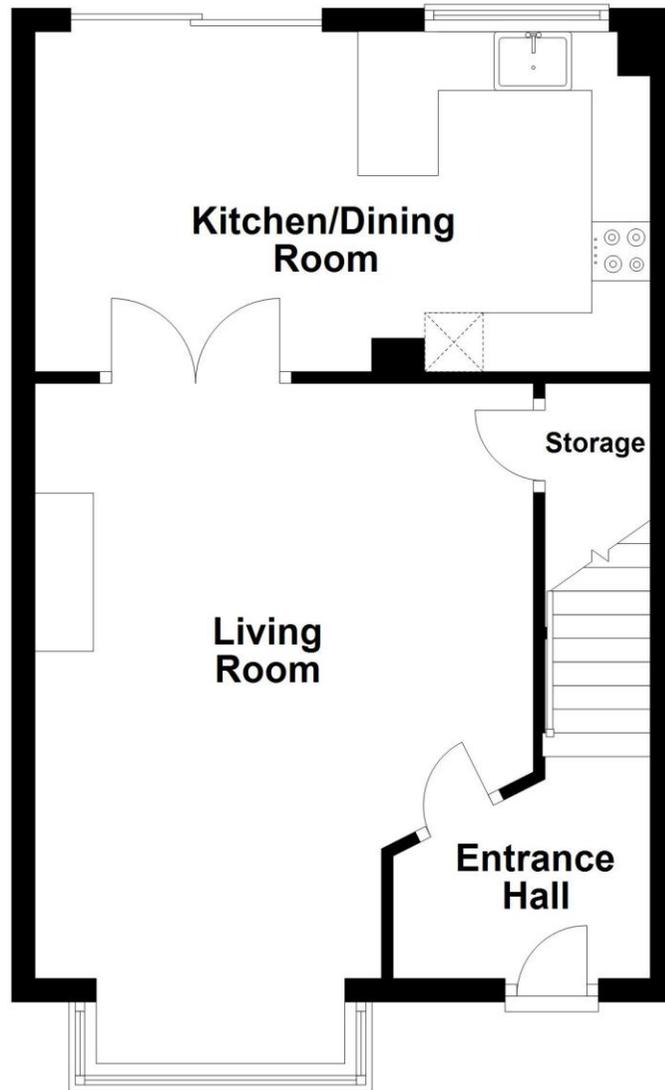




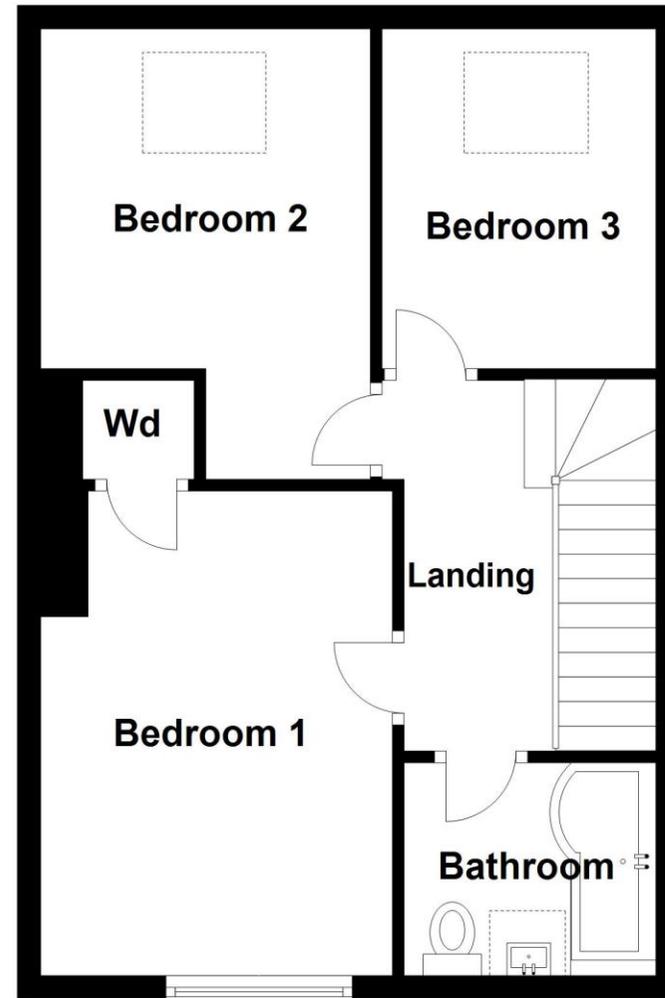




Ground Floor

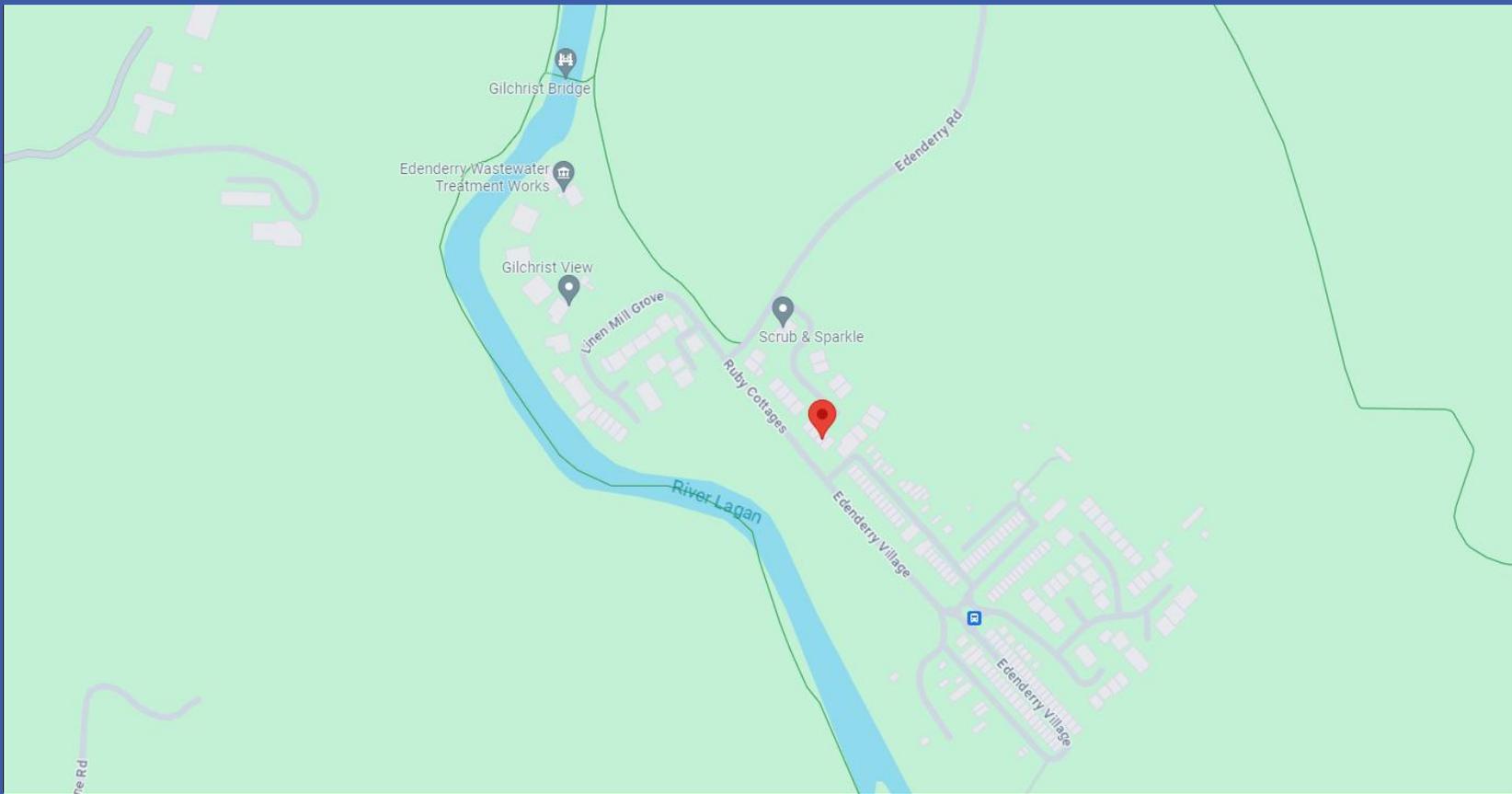


First Floor



Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

3 St Ellens Terrace, Belfast



Directions:

Please find map attached above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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