

27 Eden Road, Belfast, BT5 7TD

Price: £285,000





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# Detached Rural Home Across Rolling Countryside

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**Price: £285,000**

This detached single level home provides an exciting opportunity for buyers to enjoy the peace and tranquility of rural living with views whilst still being only a short twenty minute drive into Belfast city centre.

The property and surrounding land extends to 3 acres with a stoned driveway with ample parking and an attractive garden. The property also has outbuildings comprising three stables and a large shed, ideal for a variety of uses including those with equestrian interests or running a business from home.

Internally, the property has two reception rooms, a formal living room with feature stone fireplace and wood burning stove. The fantastic light-filled kitchen and dining area has views over the back yard and rear field. There is also a family bathroom, a master bedroom and two further good sized bedrooms.

Eden Road presents a rare opportunity as properties of this nature seldom present themselves to the open market and combines a peaceful and picturesque location enjoying all benefits of a country lifestyle.

- Detached Rural Property with Excellent Views Across Rolling Countryside
- Country Style Fully Fitted Kitchen Kitchen Dining Area
- Separate Living Room with Feature Fireplace and Wood Burning Stove
- Three Well Proportioned Bedrooms
- Oil Fired Central Heating
- Ample Car Parking



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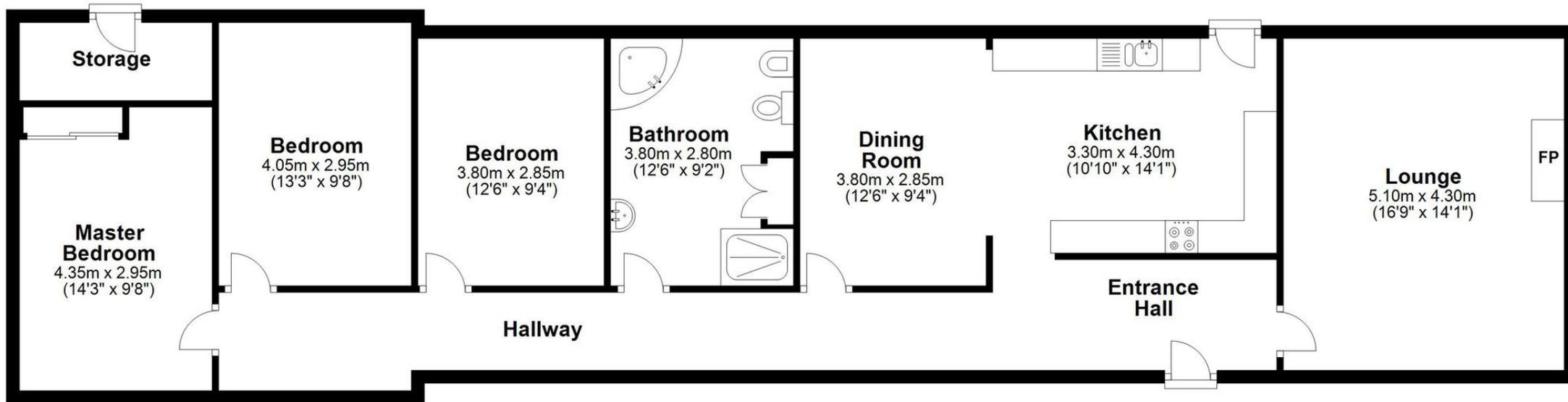


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## Ground Floor

Approx. 123.8 sq. metres (1332.3 sq. feet)



|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| <b>A</b> 92 plus                            |         |           |
| <b>B</b> 81-91                              |         |           |
| <b>C</b> 69-80                              |         | 71        |
| <b>D</b> 55-68                              |         |           |
| <b>E</b> 39-54                              | 45      |           |
| <b>F</b> 21-38                              |         |           |
| <b>G</b> 1-20                               |         |           |
| Not energy efficient - higher running costs |         |           |