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3 Linen Mill Grove

Edenderry
BT8 8GX

Offers In Region Of £224,950

3 LINEN MILL GROVE, EDENDERRY, BT8 8GX

- **Attractive Red Brick Double Fronted Mid Terrace Property**
- **Three Well Proportioned Bedrooms (Master Ensuite)**
- **Lounge With Feature Fireplace And Access To Rear Garden**
- **Kitchen With Range Of Fitted Units Open Plan To Dining Area**
- **First Floor Family Bathroom / Ground Floor WC**
- **High Standard Of Décor Throughout**
- **Delightful Landscaped Garden To Rear**
- **Convenient Location Close To South Belfast And Lisburn**
- **Double Glazed Windows / Gas Fired Central Heating**

We are delighted to present this superb mid 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.

This deceptively spacious home enjoys beautifully presented accommodation throughout with tasteful internal decor.

The ground floor accommodation is superbly laid out with an open plan configuration either side of the spacious central reception hall. It comprises of a generous lounge with access to the private enclosed garden, open plan dining area leading to a modern fully fitted kitchen with granite effect worksurfaces and range of integrated appliances. There is also a ground floor wc/cloakroom.

On the first floor are three well proportioned bedrooms (master ensuite) and bathroom with contemporary white suite. This property exudes character and charm and can only fully be appreciated upon viewing.

With gardens to front and rear, the enclosed garden to the rear also 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 Comprise s

Hardwood entrance door with glazed panel and fan light leading to...

SPACIOUS ENTRANCE HALL

Hardwood flooring, Stirling security alarm, fibre broadband to the house. Stairs to First Floor...

WC/CLOAKROOM

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

LOUNGE 22' 3" x 11' 9" (6.78m x 3.58m) @ widest points

Fireplace with sandstone surround and hearth and inset gas fire, bespoke built in book shelving and storage cupboards, hardwood flooring, patio doors to rear garden.

KITCHEN WITH DINING AREA 21' 3" x 11' 0" (6.48m x 3.35m)

Alwood fitted kitchen with high and low level Tavari Walnut units with Granite effect worksurfaces, drop in double basin sink with stainless steel drainer with mixer tap, integrated dishwasher, integrated fridge/freezer, integrated five ring gas hob, integrated stainless steel under oven, stainless steel extractor canopy, integrated washer dryer, recessed low voltage spotlights, tiled floor.





FIRST FLOOR LANDING

Access to floored roof space. Hotpress with Worcester gas fired boiler.

MASTER BEDROOM 15' 8" x 11' 10" (4.78m x 3.61m) @ widest points

Built in wardrobe.

ENSUITE

Soaks suite comprising of a refurbished, large walk in shower cubicle, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, stainless steel towel radiator, extractor fan.

BEDROOM 11' 4" x 11' 0" (3.45m x 3.35m) @ widest points

BEDROOM 11' 0" x 9' 6" (3.35m x 2.9m)

BATHROOM

White suite comprising of a panelled bath with shower, low flush wc, pedestal wash hand basin, tiled floor, fully tiled walls .

OUTSIDE

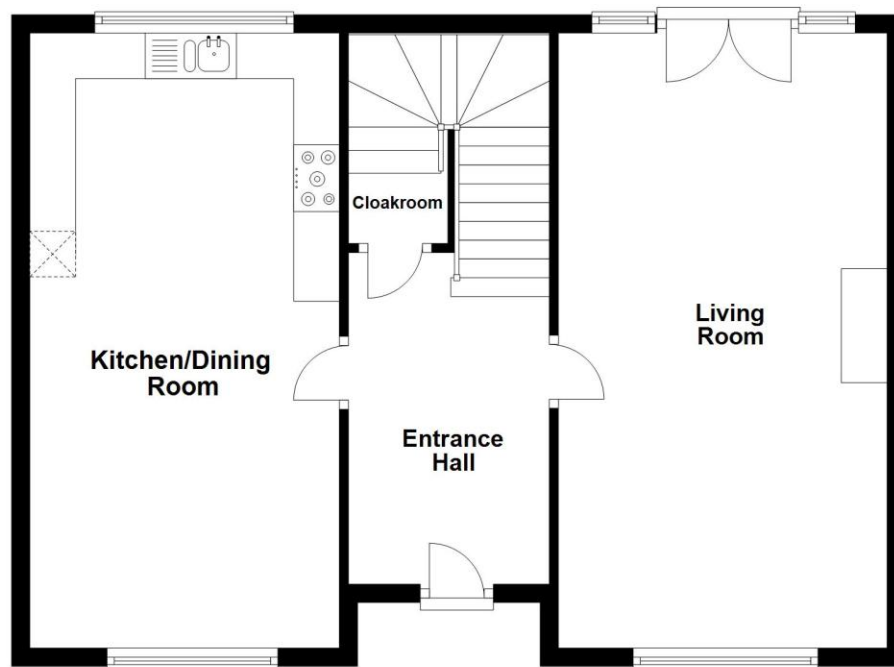
Garden to front in lawn with planted flowerbeds and shrubs, brick paviour driveway. Enclosed rear garden with mature planted flowerbeds and shrubs, timber deck area, grass lawn.



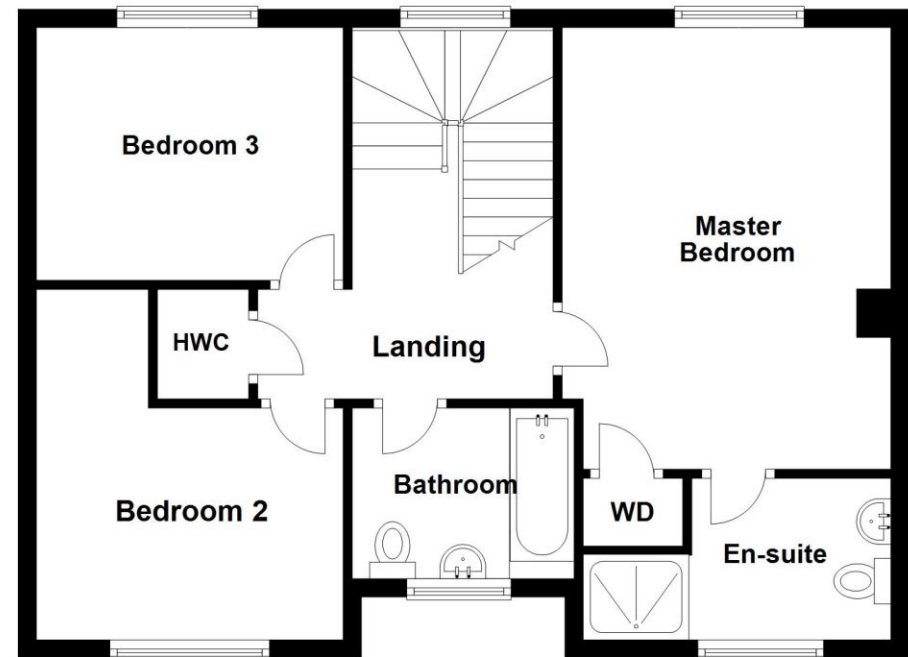




Ground Floor



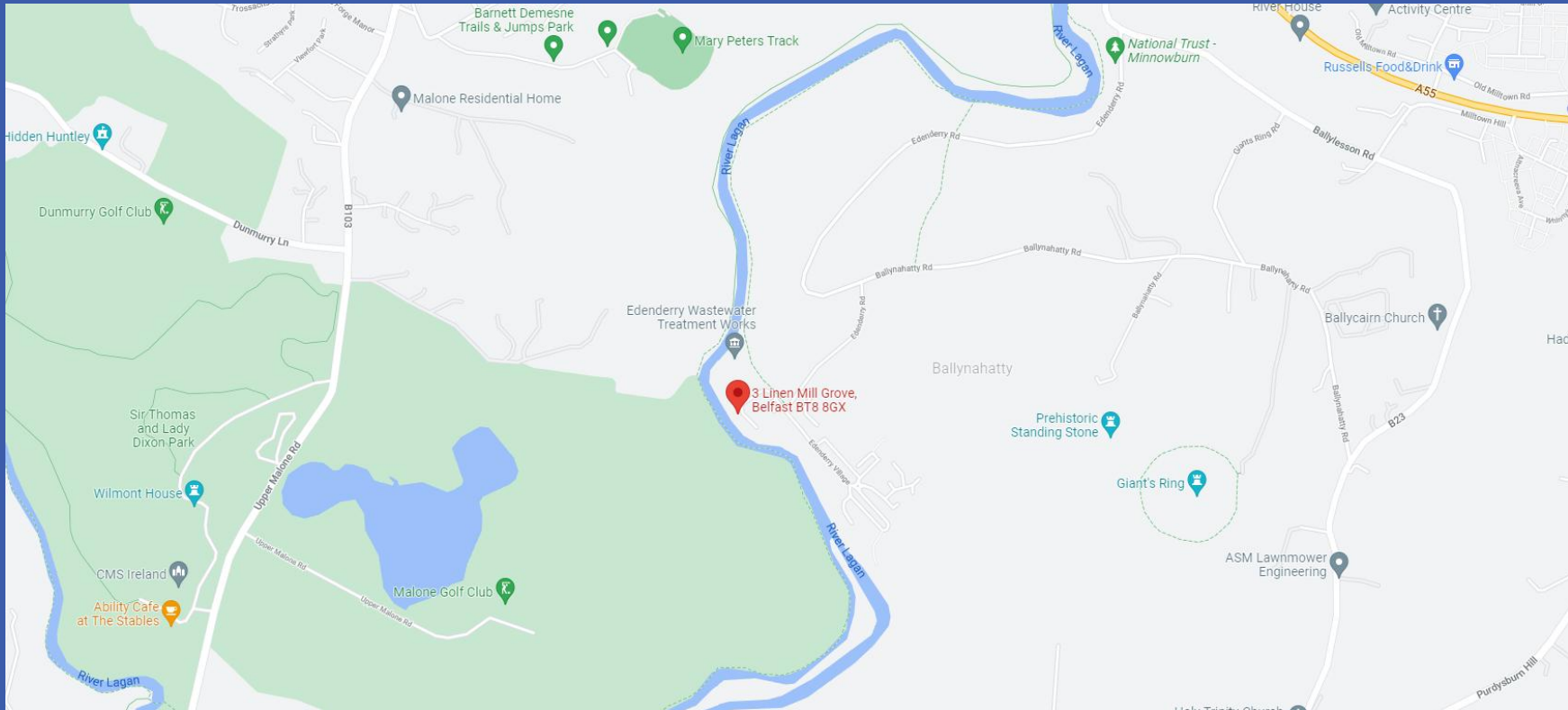
First Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

3 Linen Mill Grove, Belfast





Directions:

See map.

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



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