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51 Edenderry Village

Belfast
BT8 8LG

Offers In Region Of £152,500

51 EDENDERRY VILLAGE, BELFAST, BT8 8LG

- Delightful Mid Terrace Property
- Lounge /Dining Area With Feature Built In Furniture Ans Storage
Open Plan To Kitchen
- Fully Fitted Kitchen With Range Of Integrated Appliances
- Two Bedrooms
- Shower Room With Modern White Suite
- Double Glazed Windows / Gas Fired Central Heating
- Enclosed Rear Courtyard With Garden Store
- Garden To Rear With Patio And Lawn
- Car Parking Area To Rear
- Convenient To The Lagan Towpath, Giants Ring, Shaws Bridge And Minnowburn



Property Description

We are delighted to present this superb mid terrace property to market. Located in the picturesque village of Edenderry on the fringes of south Belfast 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 has been recently updated and offers well presented accommodation throughout with tasteful internal decor.

The ground floor accommodation comprises of an open plan lounge, dining room and modern fully fitted kitchen with a range of integrated appliances along with excellent storage. On the first floor is a well proportioned bedroom and shower room with contemporary white suite and on the second floor is the large second bedroom. This property exudes character and charm.

Immediately to the rear of the property is an enclosed courtyard and garden store. The rear garden is located beyond this and offers an oasis in the village with an extensive paved patio area and enclosed area in lawn that would be ideal for outdoor entertaining. There is private car parking to the rear of the property also. Further benefits include gas fired central heating and double glazed windows.

This is a superb home and will be of particular interest to the professional or retired couple and singles' market alike. This is the ideal solution for those seeking a period home with contemporary twist. With so many quality attributes on offer this is a property that must be viewed to be fully appreciated.





Property Comprises

uPVC entrance door with glazed panel leading to...

ENTRANCE HALL

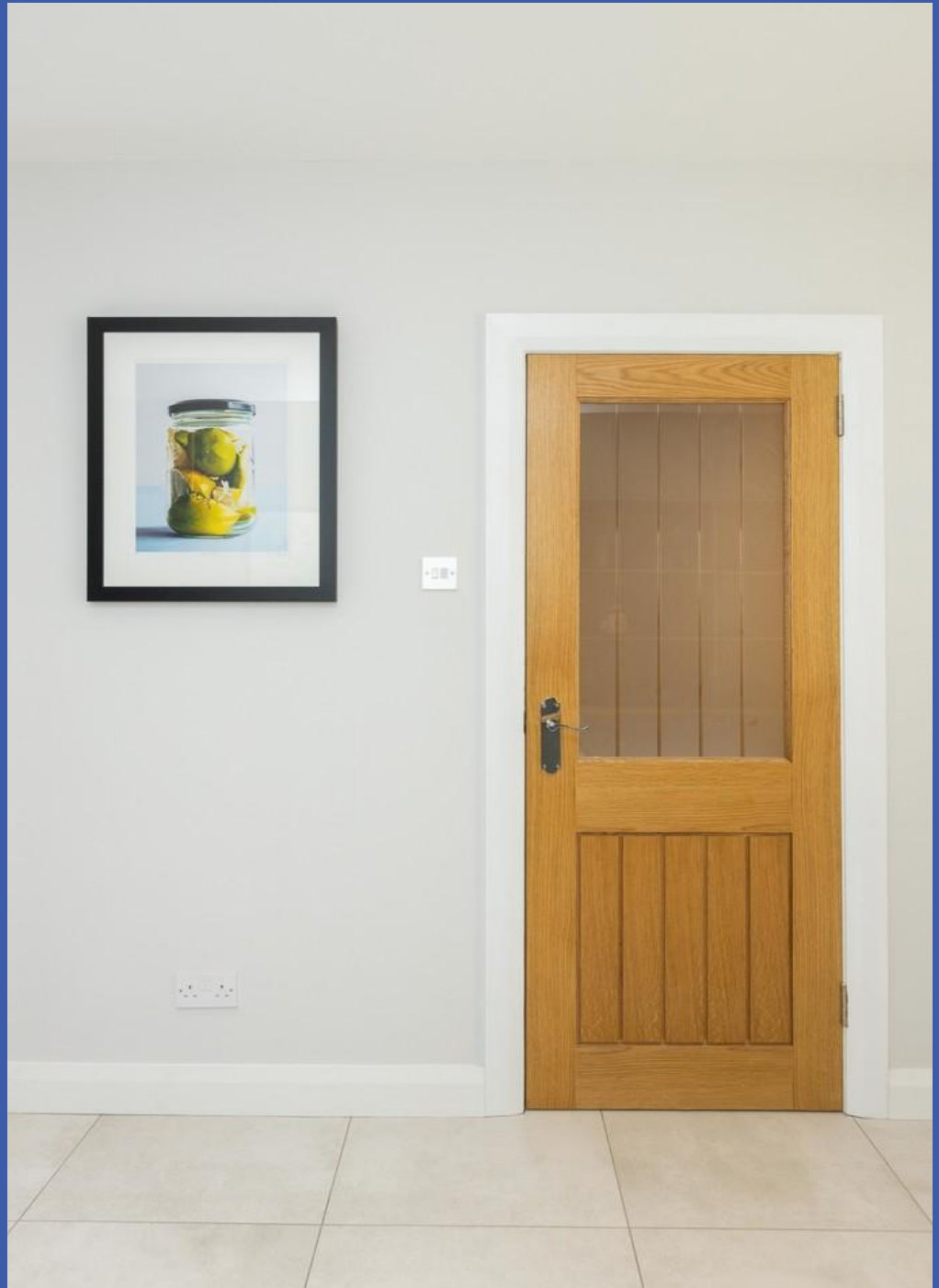
Tiled floor, timber panelled walls. Stairs to First Floor...





OPEN PLAN LIVING/DINING/KITCHEN 22' 1" x 10' 6" (6.73m x 3.2m)

Range of built in storage units and shelving, recessed low voltage spotlights, tiled floor, storage cupboard with Worcester gas fired boiler, under stairs storage cupboard. Range of fitted units with Granite effect worksurfaces, single drainer stainless steel sink unit with mixer taps, tiled splashback, concealed extractor fan, four ring electric hob, stainless steel under oven, integrated fridge, integrated dishwasher. Door to enclosed rear yard...





FIRST FLOOR LANDING

Recessed low voltage spotlights, storage cupboard. Stairs to Second Floor.

SHOWER ROOM

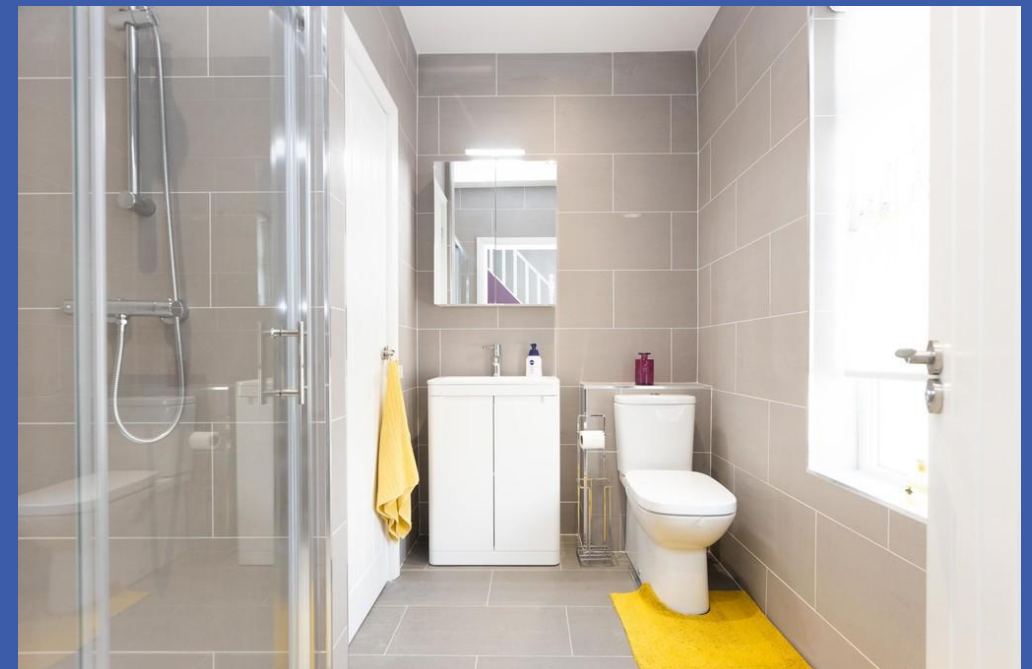
Modern white suite including walk in shower cubicle, low flush wc, vanity wash hand basin, tiled floor, tiled walls, storage/airing cupboard, recessed low voltage spotlights.

BEDROOM 14' 0" x 10' 8" (4.27m x 3.25m)

Walk in wardrobe, recessed low voltage spotlights.

SECOND FLOOR LANDING

Recessed low voltage spotlights.





BEDROOM 21' 7" x 14' 2" (6.58m x 4.32m) @ widest points

Velux skylight, recessed low voltage spotlights, feature exposed timber beams.





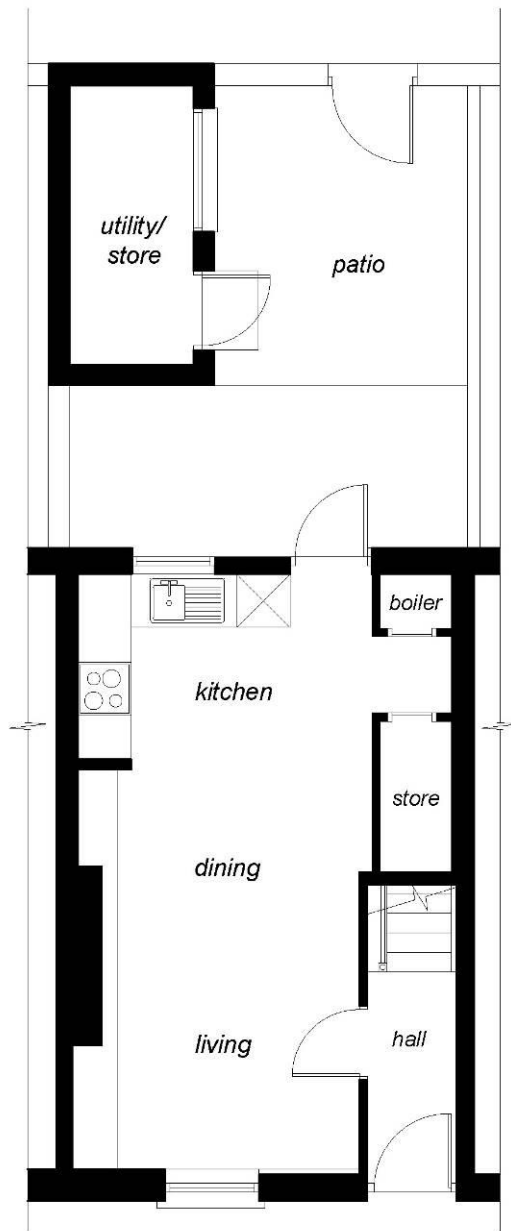
GARDEN STORE 9' 11" x 5' 0" (3.02m x 1.52m)

Light and power.

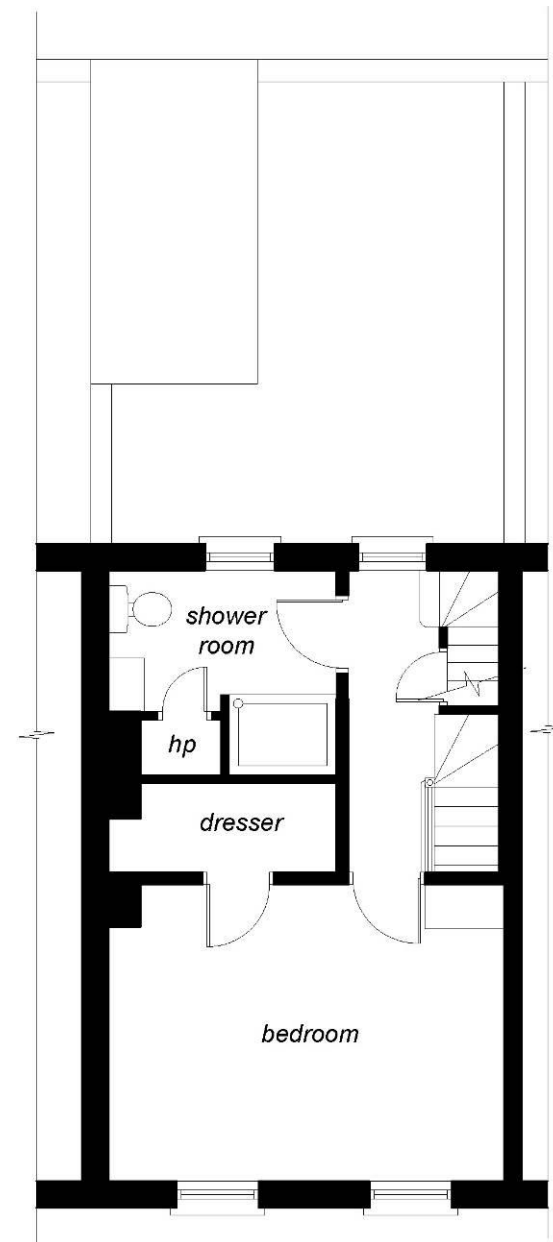
OUTSIDE

Enclosed rear courtyard with brick paviour patio area. Gravel car parking area, garden with extensive paved patio and low maintenance garden in lawns.

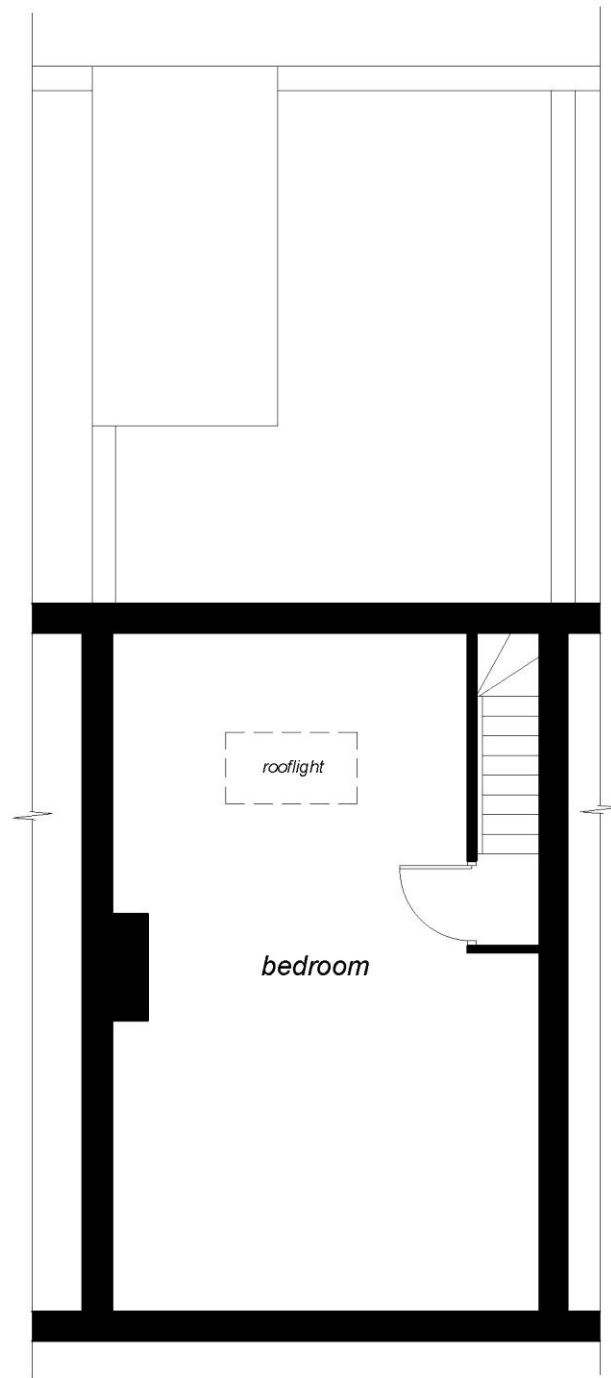




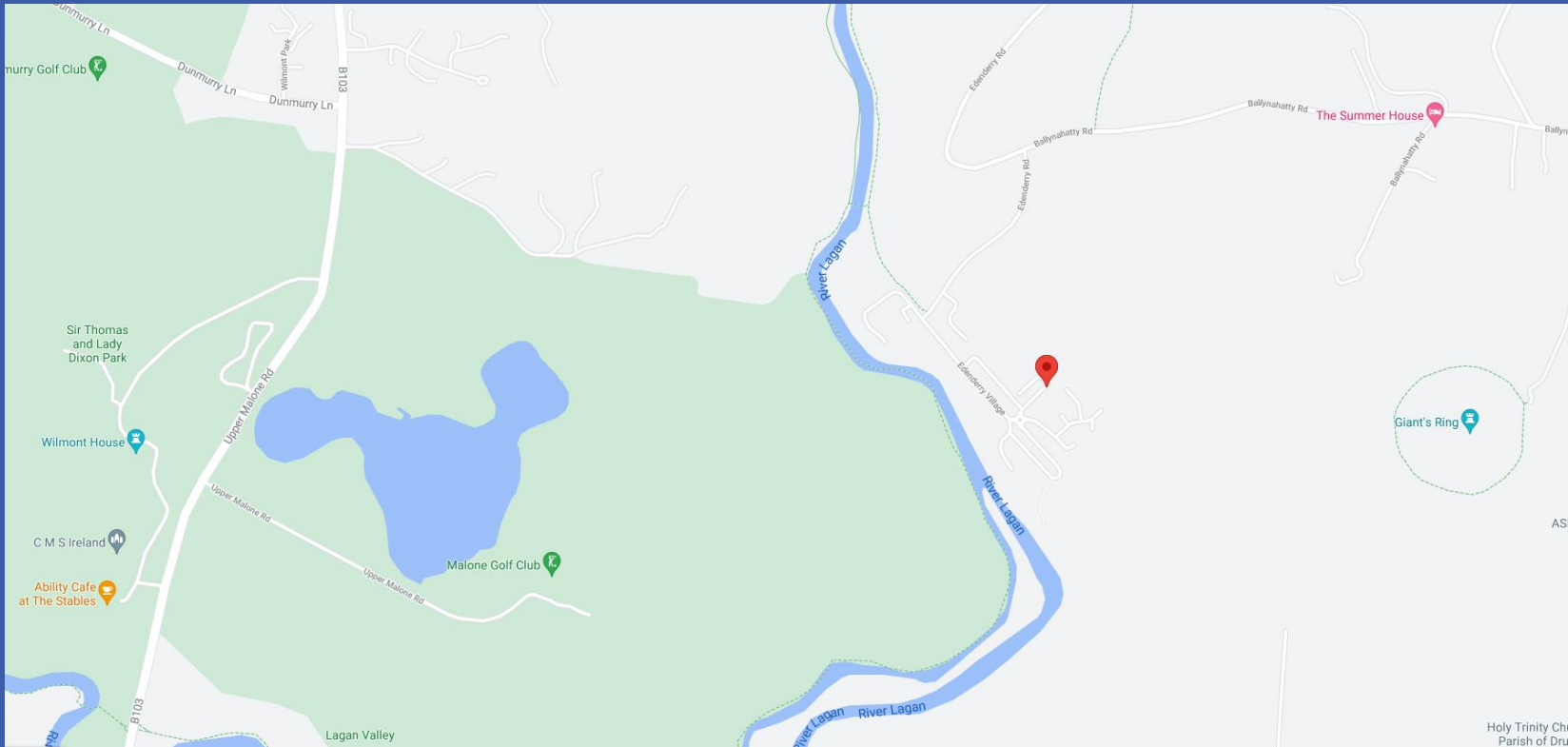
ground floor plan



first floor plan



second floor plan



Directions:

Please see map above.

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



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