



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstonclements.com
Web: www.fetherstonclements.com

34 Edenderry Village

Belfast
BT8 8RY

Offers In Region Of £139,950

34 EDENDERRY VILLAGE, BELFAST, BT8 8RY

- **Superb Mid Terrace Property**
- **Two Well Proportioned Bedrooms**
- **Spacious Open Plan Living/Dining Room**
- **Kitchen With Range Of Fitted Contemporary Units**
- **Generous First Floor Bathroom**
- **Oil Fired Central Heating / Double Glazed Windows**
- **Enclosed Rear Yard And Low Maintenance Garden To Rear**
- **Convenient Location Close To South Belfast And Lisburn**
- **Convenient To The Lagan Towpath, Giants Ring, Shaws Bridge And Minnowburn**

Property Description

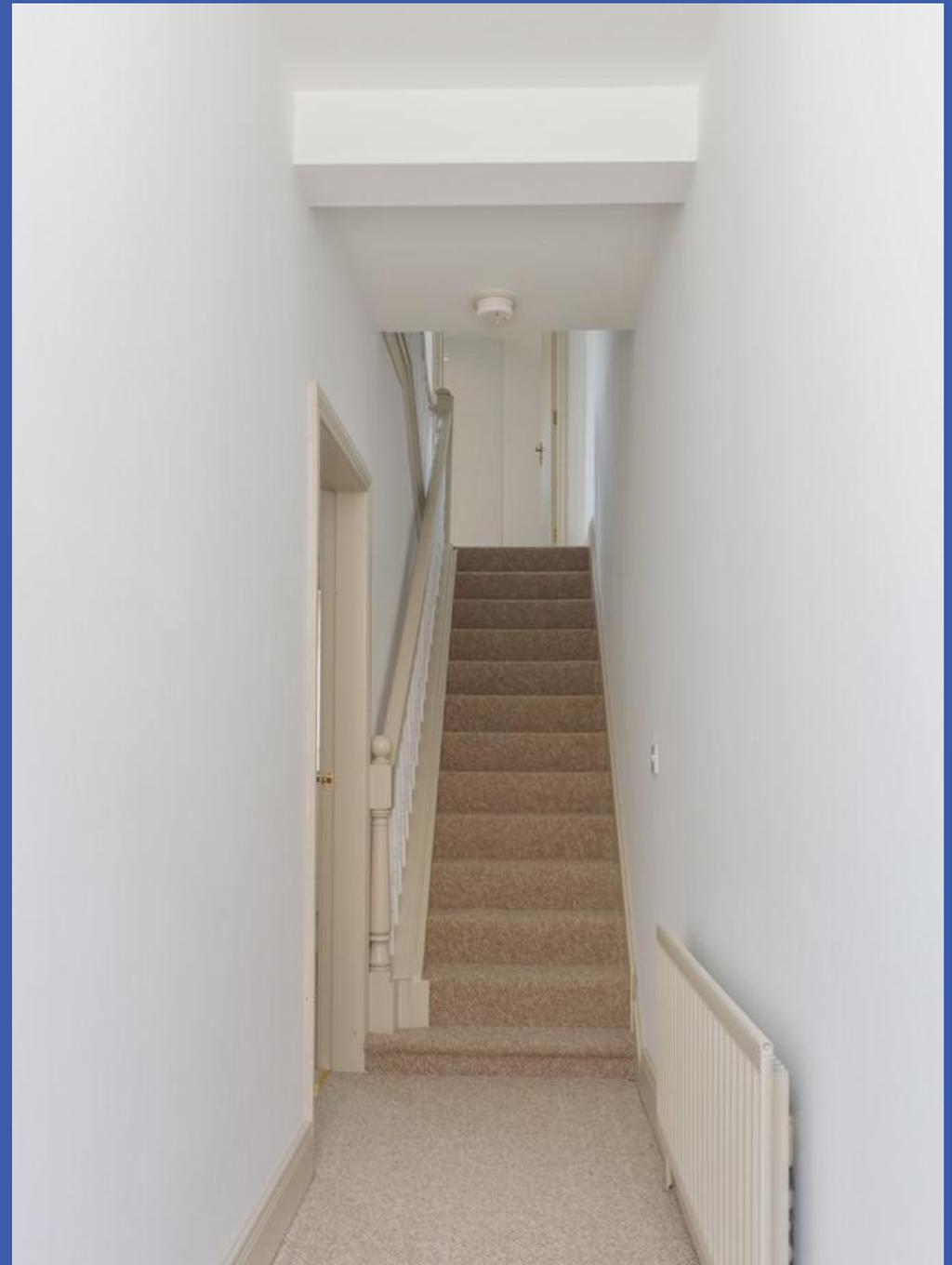
We are delighted to present this superb mid terrace property to market. Located in the picturesque village of Edenderry on the fringes of south Belfast this charming home is sure to have broad market appeal. The location offers ease of access for those travelling to Belfast and Lisburn City Centres via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

The property has been recently renovate and offers superbly presented accommodation throughout with tasteful internal decor.

The ground floor accommodation comprises of an impressive open plan lounge, dining room leading to a modern fully fitted kitchen with a range of integrated appliances. On the first floor are two well proportioned bedrooms and bathroom with contemporary white suite.

The rear garden offers an oasis in the village with an enclosed rear yard and private low maintenance garden that would be ideal for outdoor entertaining. Further benefits include oil fired central heating and double glazed windows.

This is a superb home and will undoubtedly have broad market appeal. The property must be seen to fully appreciate the space that this superb home offers.







Property Comprises

Hardwood entrance door with glazed top light leading to...

ENTRANCE HALL

Recessed low voltage spotlights. Stairs to First Floor...

OPEN PLAN LIVING / DINING AREA 20' 2" x 10' 10" (6.15m x 3.3m) @ widest points

Fireplace with slate hearth, recessed low voltage spotlights, under stairs storage cupboard.



KITCHEN 17' 6" x 7' 2" (5.33m x 2.18m)

Range of fitted high and low level units with Granite effect worksurfaces, one and a half bowl single drainer stainless steel sink unit with mixer taps, integrated hob, integrated under oven, plumbed for washing machine, Veluz skylight. Door to rear yard and patio garden...

FIRST FLOOR LANDING

Hotpress with lagged cylinder and shelving.

BATHROOM

White suite comprising of a panelled bath with electric shower, low flush wc, pedestal wash hand basin, tiled splashback, recessed low voltage spotlights, extractor fan.



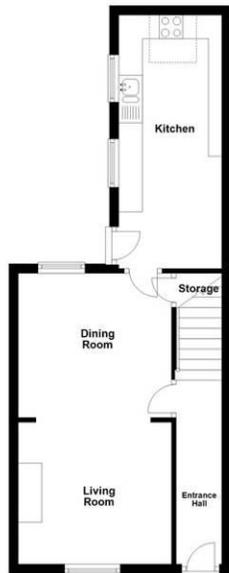
BEDROOM 14' 5" x 10' 7" (4.39m x 3.23m)

BEDROOM 9' 0" x 8' 2" (2.74m x 2.49m)

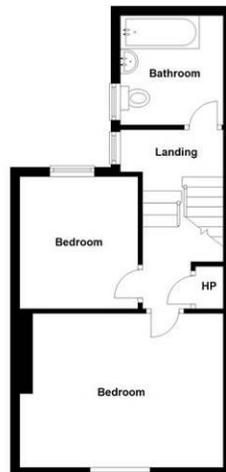




Ground Floor

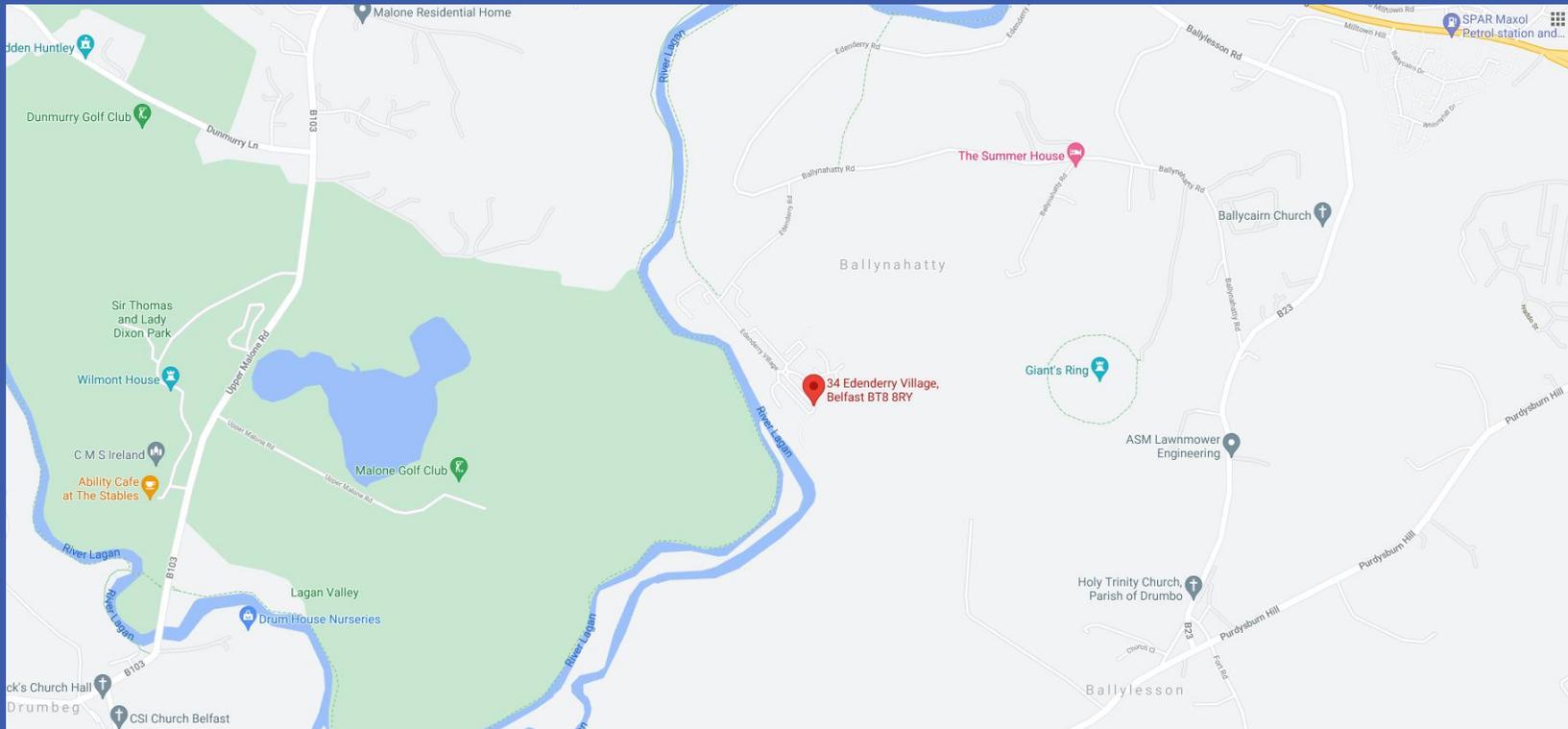


First Floor



OUTSIDE

Enclosed rear yard, oil fired boiler housing. Rear patio garden, uPVC oil tank



Directions:

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	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.