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39 Edenderry Village
Edenderry
BT8 8LG
Offers Over £179,950

39 EDENDERRY VILLAGE, BT8 8LG

- Attractive Mid Terrace Property in an Extremely Popular Location
- Generous Lounge with Feature Fireplace
- Fitted Kitchen with Dining Area
- 2 Bedrooms
- Ground Floor Bathroom and Additional 1st Floor WC
- Roof Solar Panels / Oil Central Heating / Double Glazed Windows
- Well Presented Throughout
- Detached Garage and Additional Off Street Parking
- Delightful Rear Gardens
- Superb Semi Rural Location Yet Convenient to Amenities in Belfast

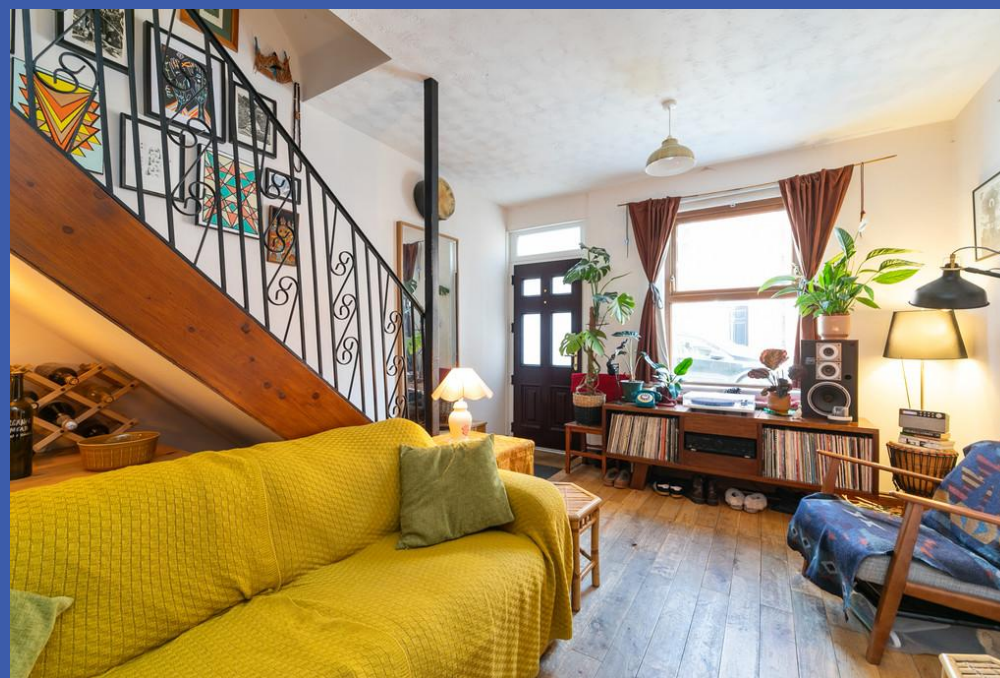
This superb, deceptively spacious mid terrace property occupies an excellent, quiet, cul-de-sac location within the extremely popular village of Edenderry.

The property enjoys all the benefits of country life whilst remaining convenient to the many amenities in the surrounding area, including Malone.

The property is finished to an extremely high standard and offers spacious accommodation with a feeling of warmth and character throughout, which has been beautifully presented by its current owners and briefly comprises a lounge, kitchen with dining area and bathroom on the ground floor with two bedrooms and a separate wc on the first floor.

In addition, the property benefits from oil fired central heating, double glazed windows and a detached garage to the rear along with delightful rear gardens and sheltered sitting areas.

This particular property will appeal to a wide range of prospective purchasers and can only be fully appreciated on internal inspection, therefore viewing is highly recommended.







PROPERTY COMPRISES

Mahogany effect composite double glazed front door to lounge.

LOUNGE 15' 2" x 11' 6" (4.62m x 3.51m) Wood flooring, feature cast iron fireplace with tiled inset with slate hearth with cast iron multi fuel stove.

KITCHEN WITH DINING AREA 11' 6" x 6' 10" (3.51m x 2.08m) Range of high and low level units, wooden work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring hob with tiled splashback, extractor fan, eye level electric oven, part tiled walls, tiled floor, concealed under unit lighting, tongue and groove ceiling with low voltage spotlights.

REAR HALLWAY Tiled floor, uPVC double glazed door to rear.

BATHROOM White suite comprising panelled bath with mixer tap, telephone hand shower, Triton electric shower over, pedestal wash hand basin, low flush WC, part tiled walls.

FIRST FLOOR LANDING Sanded and varnished floorboards, access via ladder to roof space.

BEDROOM 11' 6" x 7' 1" (3.51m x 2.16m) Sanded and varnished floorboards.





BEDROOM 11' 7" x 7' 0" (3.53m x 2.13m) Painted floorboards.

WC White suite comprising low flush WC, wash hand basin, fully tiled walls, tiled floor, tongue and groove ceiling, shelving and storage

COVERED REAR YARD / UTILITY SPACE Work surfaces, plumbed for washing machine and dishwasher, oil fired boiler.

GARAGE 28' 10" x 10' 6" (8.79m x 3.2m) Roller shutter door, power and light.

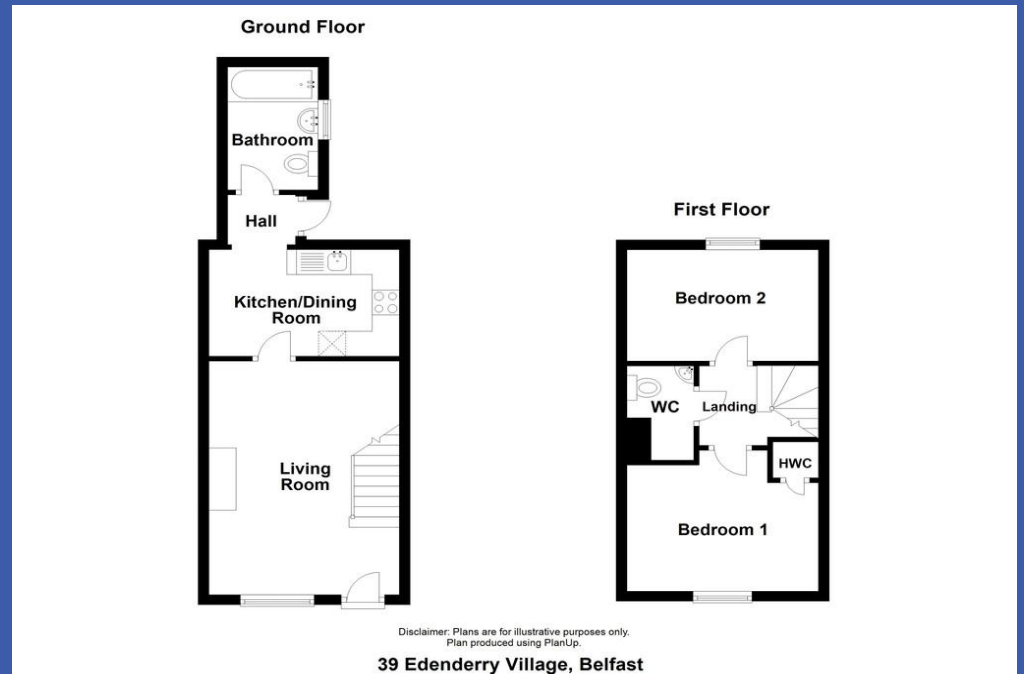
OUTSIDE Enclosed rear garden area with planting and sheltered sitting area.

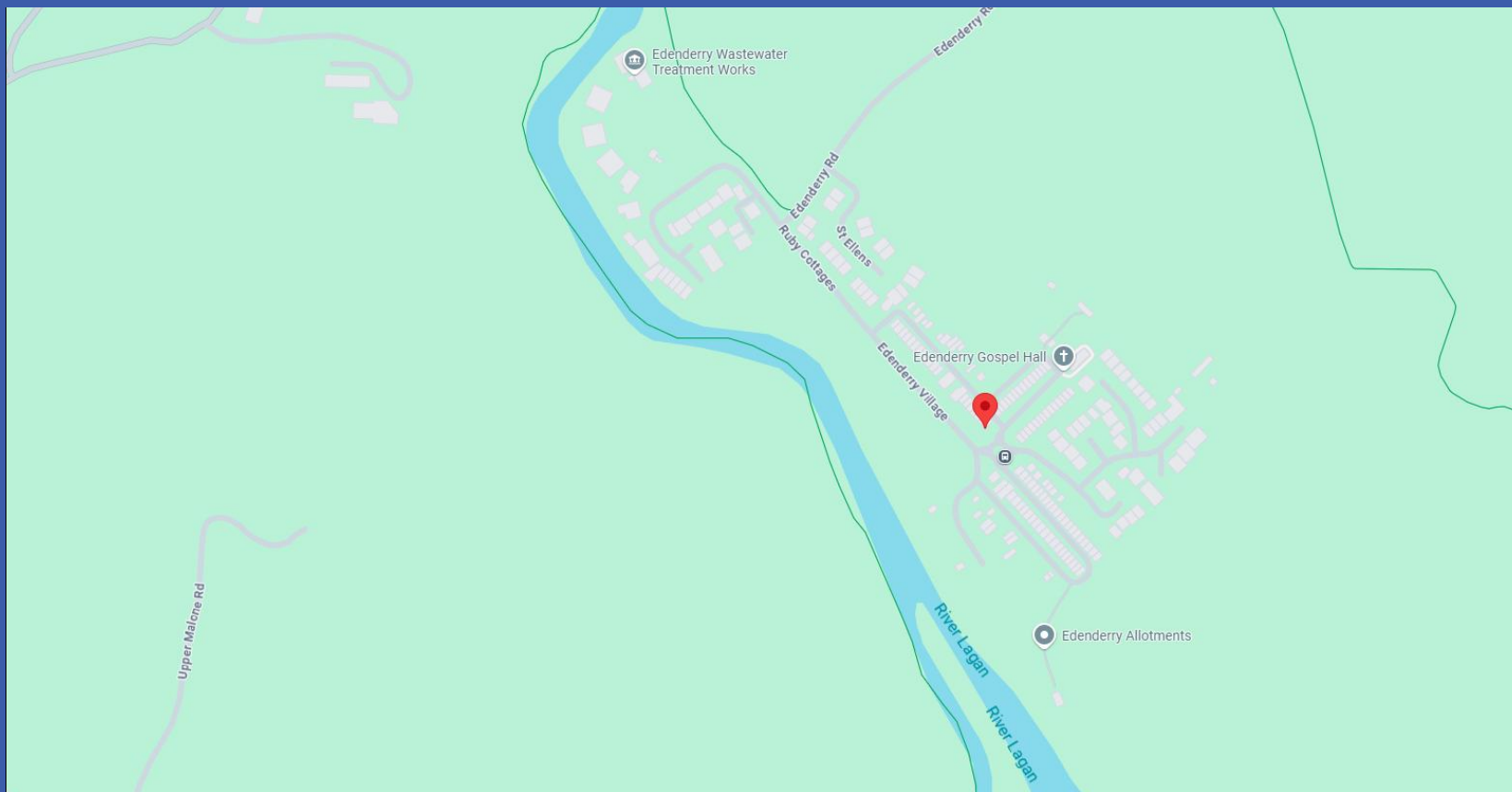












Directions:

From the House of Sport Roundabout on the Malone Road head over Shaws Bridge, turn right over the bridge and take first road on the right hand side. Continue into Edenderry

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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