



11 Linen Mill Grove, Belfast, Antrim, BT8 8GX

£1,300 PCM

- Available Immediately
- situated in the quiet & picturesque village of Edenderry
- Fitted kitchen open to dining area
- 3-piece Family bathroom
- Gas fired central heating
- Three storey townhouse
- One plus reception space
- Appliances Included
- Four double bedrooms (Master with en-suite)
- Garage space as well as off-street parking

11 Linen Mill Grove, Belfast BT8 8GX

Pleased to welcome this superb townhouse at 11 Linen Mill Grove. This Property is situated in the quiet and picturesque village of Edenderry only 5 minutes drive to South Belfast with lovely country walks on your doorstep to the Lagan Towpath & Minnowburn.

The property offers excellent accommodation spread over three floor. The Ground floor comprises of a large bedroom and garage space. 1st Floor consists of a bright living room, fully fitted kitchen and conjoining dining room and small WC. The top floor comprises of 2 well propositioned bedrooms with, main 3-piece family bathroom and master bedroom with en-suite.

Additional the property has a small rear decking area, ample parking to the front of the property, fitted with gas central heating and Double glazed UPVC windows throughout.

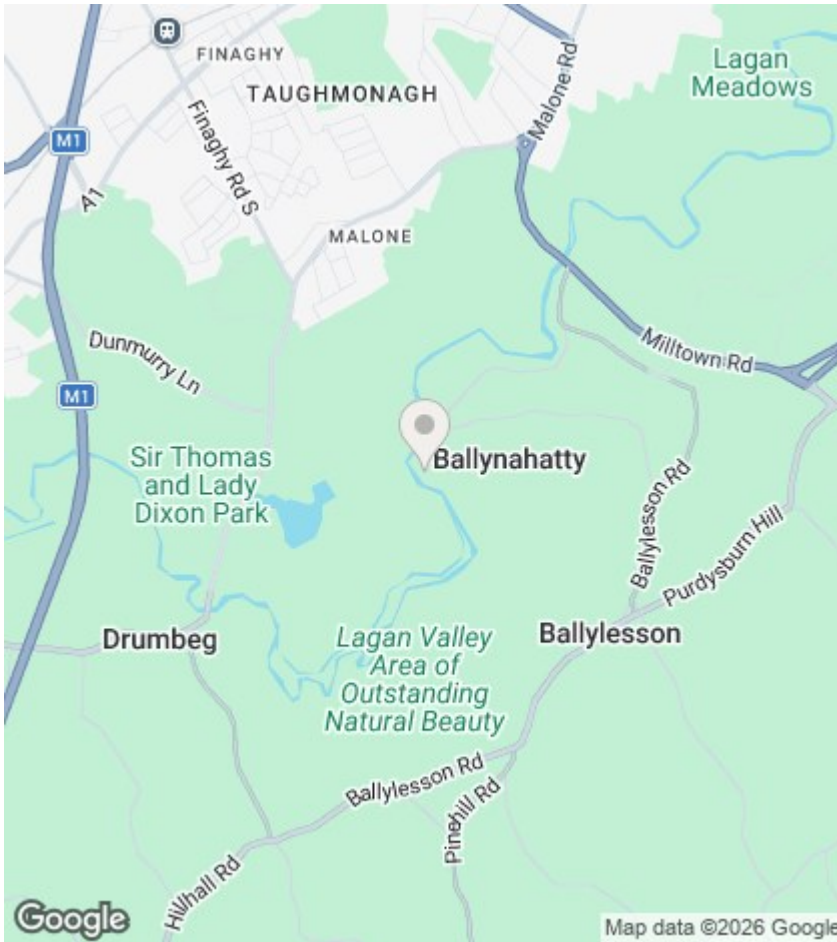
Viewings are strictly by appointment and for any questions regarding the property please contact Your Property Geeks Belfast 028 90 598 583 or Email info@yourpropertygeeks.com



Council Tax Band: Northern Ireland







Directions

Viewings

Viewings by arrangement only. Call 02890598583 to make an appointment.

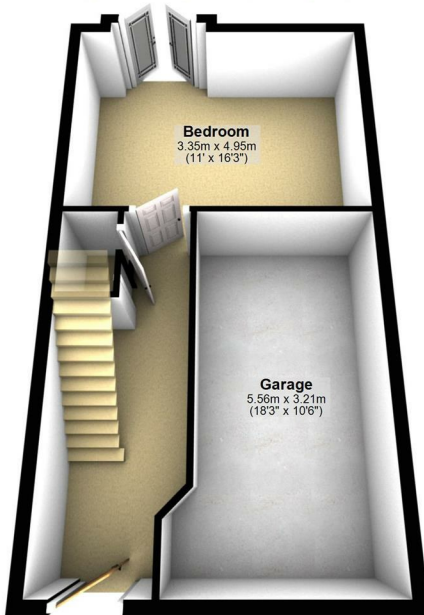
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

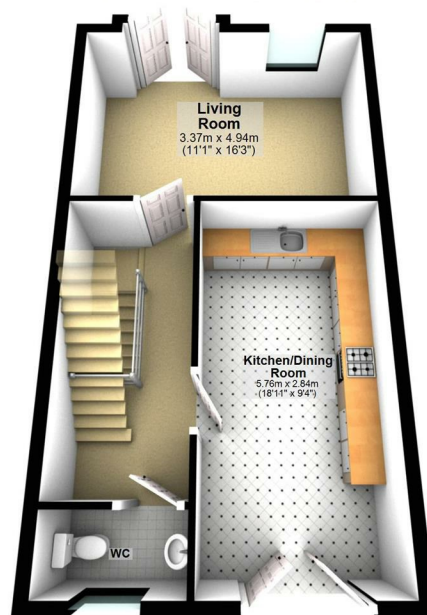
Ground Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



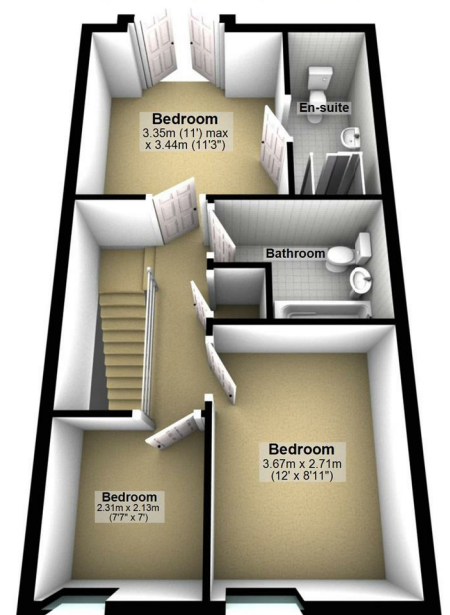
First Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



Second Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 137.0 sq. metres (1474.4 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanIt

