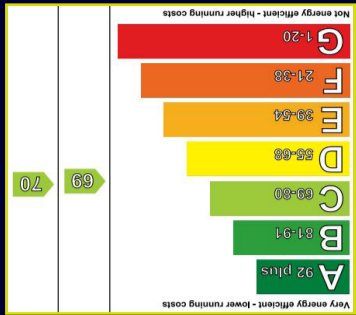


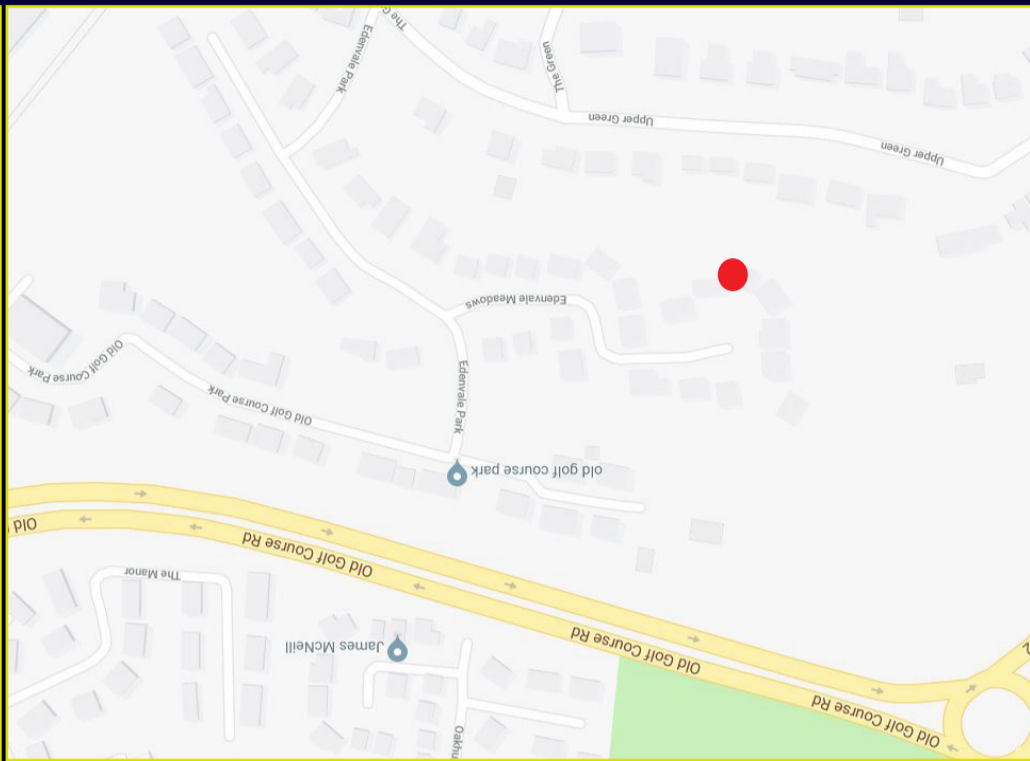
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**ENERGY PERFORMANCE CERTIFICATE**



**LOCATION MAPS**

**13 Edenvale Meadows**  
Dunmurry, BT17 0EG



Asking Price  
**£349,950**

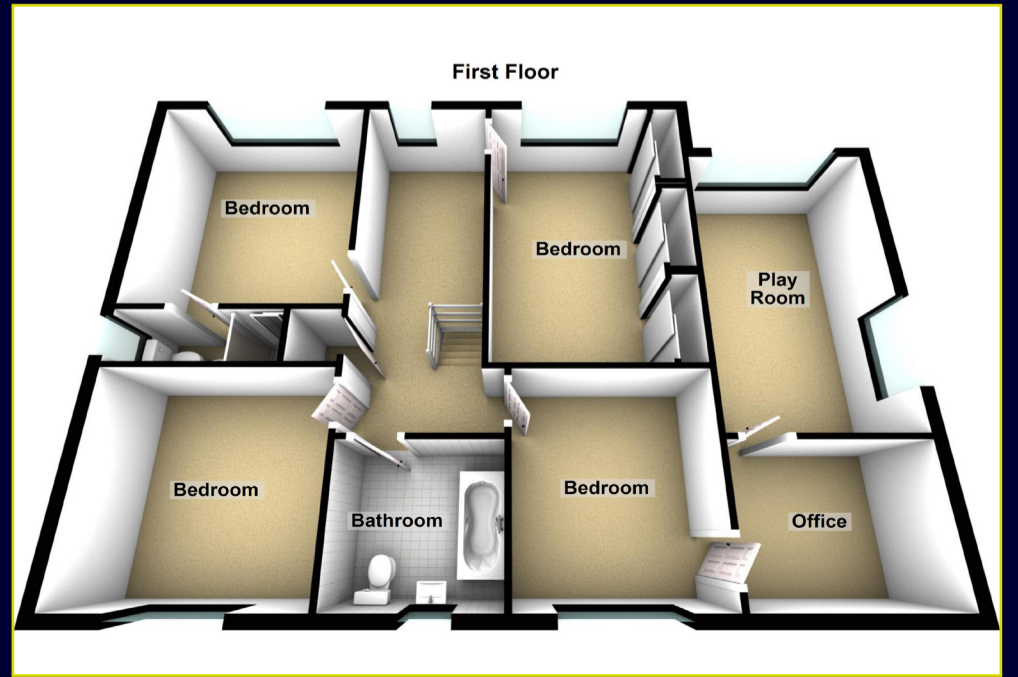
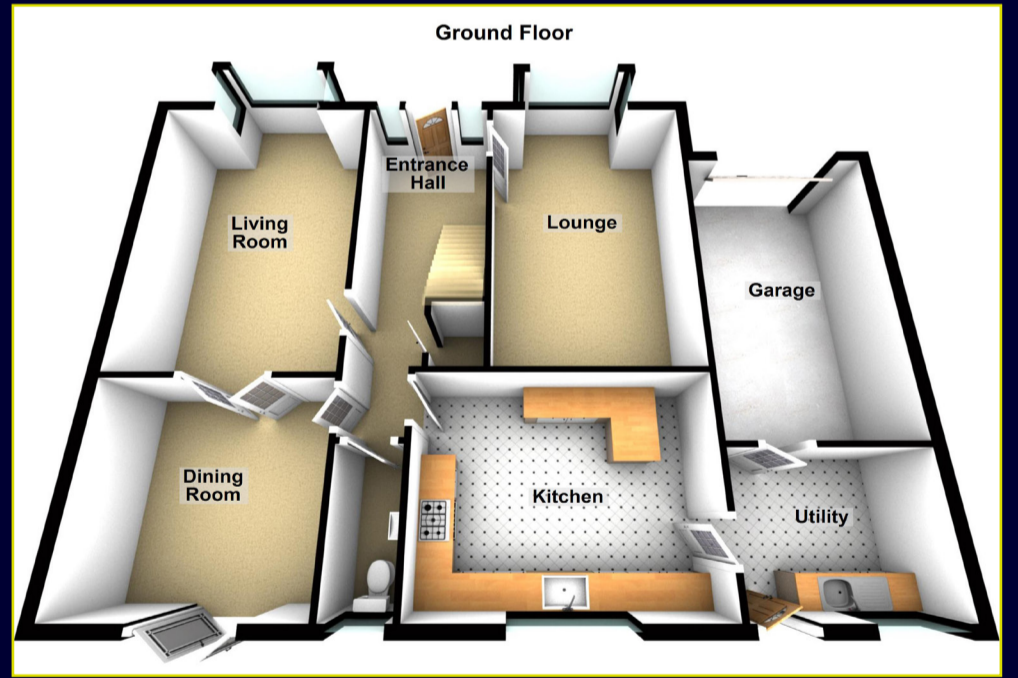
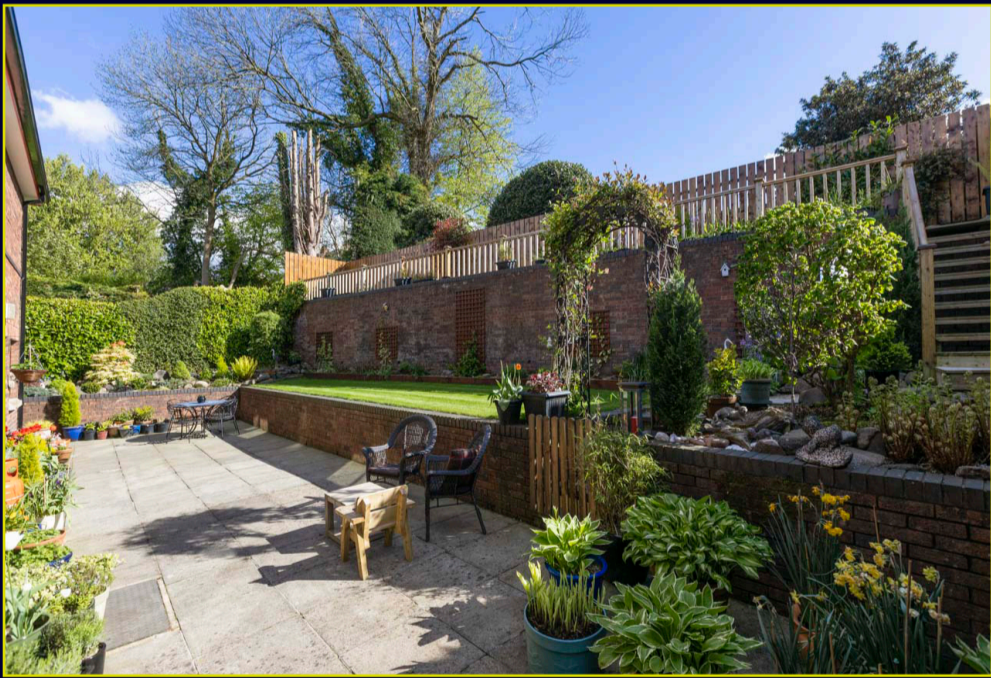
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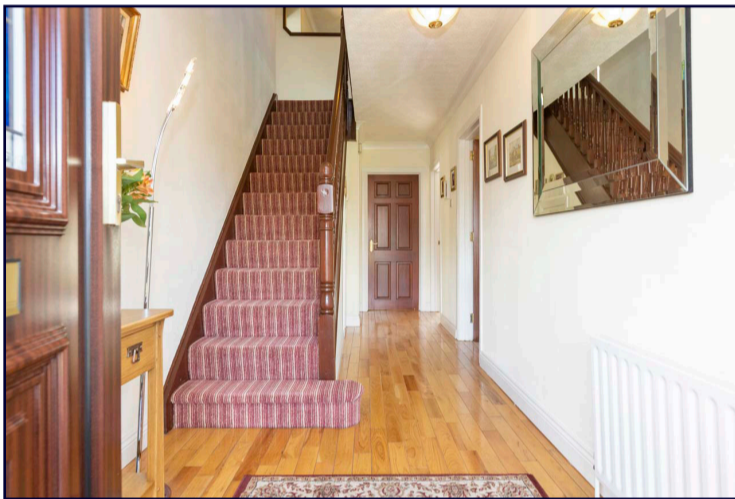




**FLOORPLANS** Not To Scale







## COMPRISES

### GROUND FLOOR

**ENTRANCE HALL:** Solid Canadian oak flooring, corning, under stair storage, mahogany effect pvc front door

**LIVING ROOM: 19' 8" x 11' 10" (5.99m x 3.61m)**

Corning, dado rail, feature fireplace with mahogany surround, marble inset and hearth, bay window, double doors to dining room

**DINING ROOM: 11' 3" x 11' 2" (3.43m x 3.4m)** Corning, patio doors

**SITTING ROOM: 19' 7" x 10' 3" (5.97m x 3.12m)**

Canadian oak solid floor, cast iron fire place, tiled inset and slate hearth, bay window and corning

**KITCHEN WITH DINING AREA : 13' 6" x 11' 3" (4.11m x 3.43m)** Excellent range of solid oak units with chrome handles, feature under lighting and granite work surfaces with matching upstand, stainless steel sink unit, space of range oven / hob, chrome extractor fan over, space for America style fridge freezer, wine rack, integrated dishwasher, breakfast bar, tongue and groove ceiling, spot lighting

**UTILITY ROOM: 9' 2" x 8' 5" (2.79m x 2.57m)** Stainless steel sink unit, formica work surfaces, plumbed for washing machine, space for tumble dryer, tiled floor, shelving, gas boiler

**INTEGRAL GARAGE: 16' 6" x 9' 8" (5.03m x 2.95m)** Currently used for storage, light and power

### FIRST FLOOR

**LANDING:** Linen closet, corning

**BEDROOM (1): 12' 9" x 11' 1" (3.89m x 3.38m)**

**ENSUITE SHOWER ROOM:** Fully tiled shower cubicle, wash hand basin with chrome handles, low flush w.c, fully tiled walls, tiled floor, extractor fan, heated chrome towel radiator

**BEDROOM (2): 16' 7" x 10' 3" (5.05m x 3.12m)**

Double mirror robes

**BEDROOM (3): 11' 3" x 11' 1" (3.43m x 3.38m)**

Wood strip flooring

**BEDROOM (4): 11' 4" x 9' 4" (3.45m x 2.84m)**

Wood strip flooring

**BATHROOM:** Antique roll top style bath with shower over, pedestal wash hand basin with chrome taps, low flush w.c, tiled floor, partly tiled walls

**OFFICE / STUDY: 9' 3" x 7' 6" (2.82m x 2.29m)**

**PLAY ROOM: 16' 0" x 9' 8" (4.88m x 2.95m)**

### Outside

Driveway parking to front and side for numerous vehicles. Front garden laid in lawn with mature shrubs and bushes. Landscaped, south facing rear garden with raised lawn, large patio, mature shrubs and hedges. Steps to additional raised sitting area.

## KEY FEATURES

- Stunning Detached Family Home Located Just Off Upper Dunmurry Lane
- Superb Position Within A Quiet Cul-De-Sac
- Three Reception Rooms To Include-
- Living Room With Feature Fireplace
- Separate Dining Room
- Sitting Room
- Stunning Kitchen With Dining Area
- Utility Room
- Downstairs W.C
- Four Double Bedrooms
- Master With Luxury Ensuite Shower Room
- First Floor Office / Study With Additional Play Room Off
- Luxury First Floor Family Bathroom
- Attached Garage
- Gas Heating / Double Glazed
- Stunning Landscaped Front And Rear Gardens
- Main Arterial Routes And Public Transport Services Easily Accessible
- Many Leading Primary, Secondary And Grammar Schools Close At Hand
- Early Viewing Advised





## SUMMARY

Very well presented detached family home perfectly positioned within a quiet cul-de-sac off Upper Dunmurry Lane. The property benefits from an excellent location within walking distance of Dunmurry village and all its amenities. Belfast and Lisburn are easily accessible by bus, car or rail.

Offering extremely spacious living accommodation this fine home comprises of a living room with doors to a dining room, sitting room, modern kitchen with dining area, utility room, access to an integral garage and w.c on the ground floor. To the first floor are four generous bedrooms (master with ensuite), study, playroom and a luxury family bathroom.

Occupying a generous site, the property further benefits from well tended, landscaped front and rear gardens, rear patio for entertaining and driveway parking for several cars.

Early viewing is advised to appreciate this superb family home.

