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16 Edenderry Cottages

Edenderry Village
BT8 8RY

Offers In Region Of £199,950

16 EDENDERRY COTTAGES, EDENDERRY VILLAGE, BT8 8RY

- Modern Cottage Style Home In An Idyllic Village Location
- Fabulous Semi Rural Setting On Edge Of South Belfast
- Spacious Living Room With Attractive Fireplace
- Fitted Kitchen Open Plan To Dining Room With Door To Rear Garden
- Two Double Bedrooms (Suitable For Conversion To Three Bedrooms - Subject To Building Control)
- Bathroom With White Sanitaryware
- Gas Fired Central Heating / Double Glazed Windows
- Overlooking Open Countryside To Rear
- Gravel Driveway And Parking To Front With Landscaped Garden To Rear
- Convenient To All Amenities Of South Belfast And The City Centre

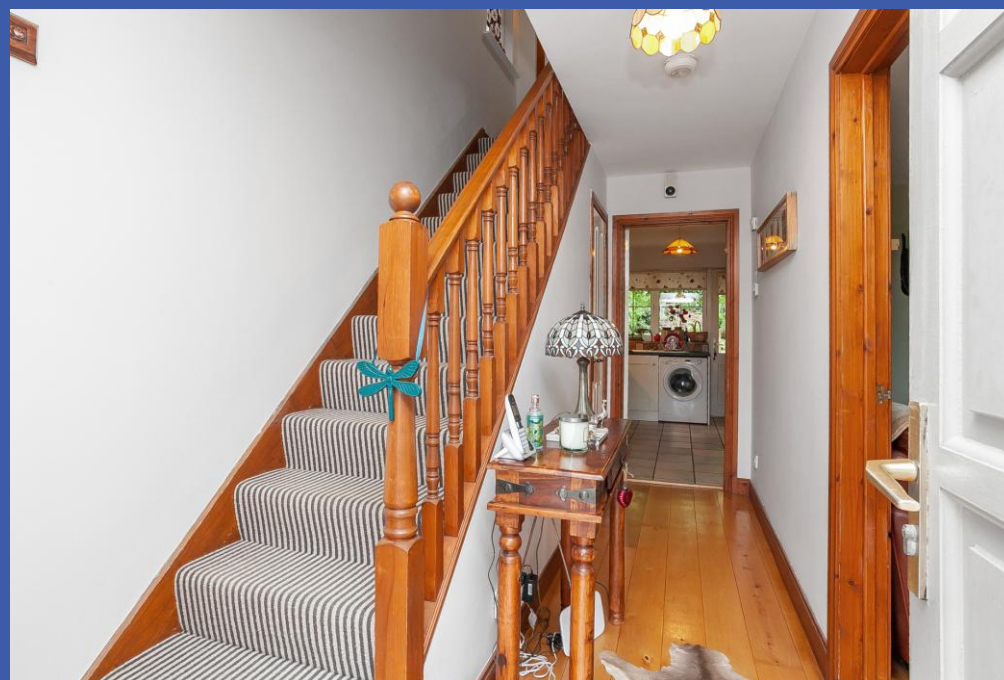


The quaint village of Edenderry is an idyllic semi-rural setting on the banks of the River Lagan and is surrounded by beautiful countryside. It is hard to believe that the bustle of South and Central Belfast is only a few minutes away.

Edenderry Cottages is an attractive development of thoughtfully designed homes, which fit well into this beautiful setting. The property occupies what must be one of the best sites within the development. It is set in a quiet cul-de-sac location and overlooks rolling countryside to the rear.

The well proportioned accommodation has been tastefully presented throughout and is complemented by a delightful garden and fabulous modern fitted kitchen and gas fired central heating.

Recent sales in this area have proved to be extremely popular. We would recommend early viewing.







PROPERTY COMPRISES

Hardwood front door with glazed panel leading to...

HALLWAY: Under stairs storage cupboard, wooden flooring.

LOUNGE: 15' 11" x 11' 8" (4.85m x 3.56m) Fireplace with carved timber surround, cast iron inset and tiled hearth, wooden flooring, double doors to...

KITCHEN: 11' 4" x 9' 4" (3.45m x 2.84m) Range of high and low level units, granite effect worksurfaces, Stoves cooker, concealed extractor fan, plumbed for washing machine, 1.5 bowl single drainer sink unit with mixer tap, tiled splashback, tiled floor. Door to rear garden. Open plan to...

DINING ROOM: 8' 9" x 8' 9" (2.67m x 2.67m) Tiled floor.

LANDING: Hotpress with lagged tank and gas boiler. Access to roofspace.

BEDROOM (1): 15' 2" x 11' 8" (4.62m x 3.56m) Built in wardrobe.

BEDROOM (2): 13' 2" x 10' 10" (4.01m x 3.3m)

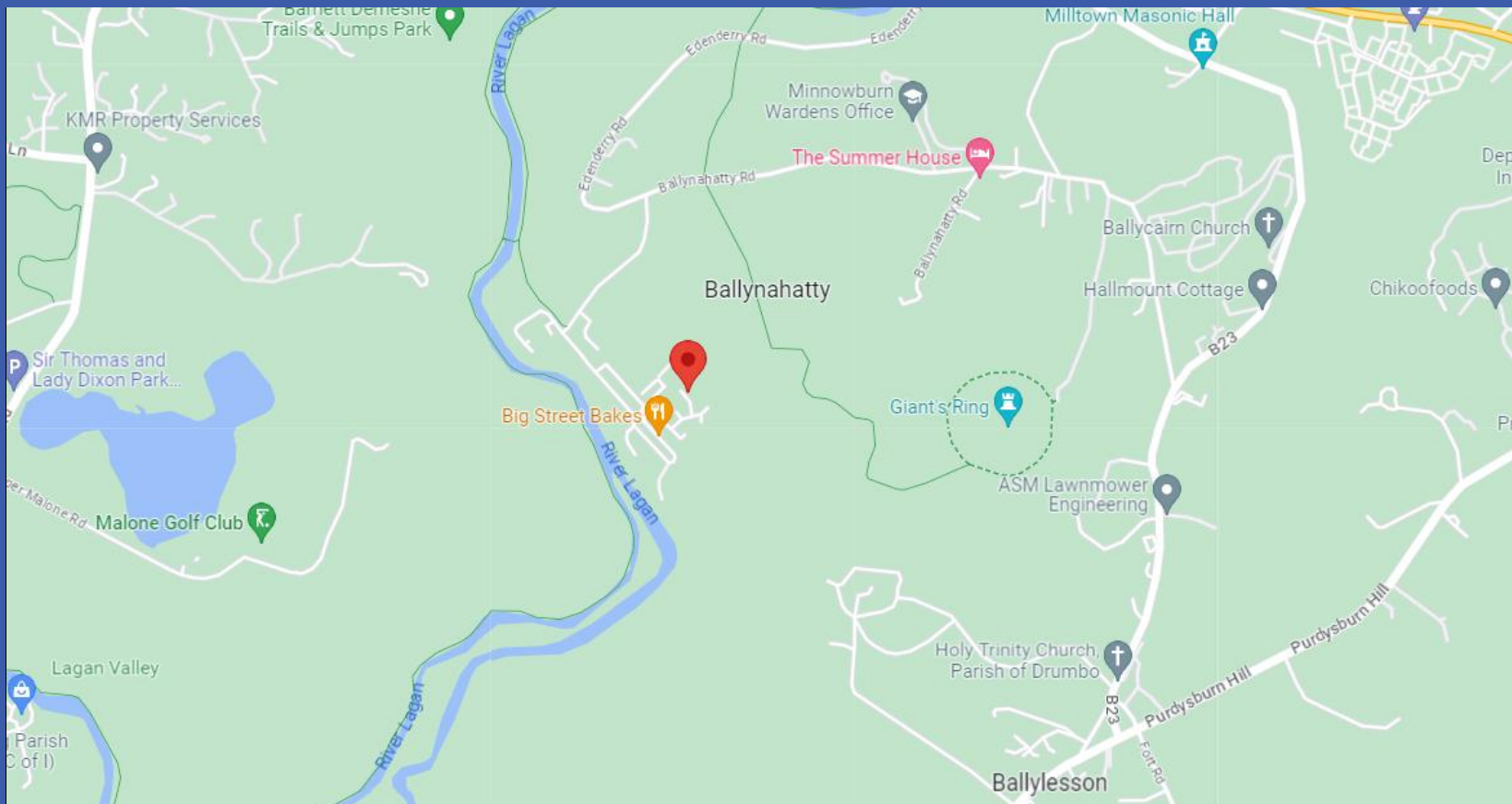




BATHROOM: White suite with comprising panelled bath with shower over, low flush WC, pedestal wash hand basin, part tiled walls, tiled floor, stainless steel towel radiator.

OUTSIDE Enclosed mature landscaped rear garden with raised plated flowerbeds and BBQ area, leading onto open countryside, paved patio, tap and light. Gravel driveway and car parking to front.





Directions:

Leaving Belfast bear left at Malone roundabout at House of Sport. After Shawsbridge turn right and take first right over bridge and continue into Edenderry Village. On entering the village turn left at T junction. Take second exit at mini roundabout into Edenderry Cottages.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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