



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

3 Ruby Cottages

Edenderry
BT8 8GY

Offers In Region Of £269,950

3 RUBY COTTAGES, EDENDERRY, BT8 8GY

- **Stunning Red Brick Mid Terrace Property**
- **Lounge Open Plan To Dining Area And Kitchen**
- **Fully Fitted Kitchen With Range Of Fitted Units And Integrated Appliances**
- **Three Bright and Well Proportioned Bedrooms**
- **Bathroom With Modern White Suite / Ground Floor WC**
- **Superb Standard of Finish and Presentation Throughout**
- **Landscaped Patio Garden To Rear**
- **Off Street Parking**
- **Double Glazed Windows / Gas Fired Central Heating**
- **Semi Rural Living Whilst Convenient Location Close To South Belfast And Lisburn**

We are delighted to present this stunning mid terrace property to market. Located in the picturesque village of Edenderry on the fringes of south Belfast this exquisite 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.

This spacious home enjoys beautifully presented accommodation throughout with tasteful internal décor that has recently been completely updated with new carpets fitted.

The ground floor accommodation is beautifully laid out with an open plan configuration. It comprises of a lounge through dining room leading to a modern fully fitted kitchen with solid granite worksurfaces and range of integrated appliances.

On the first floor are three well proportioned bedrooms and bathroom with contemporary white suite. This property exudes character and charm and can only fully be appreciated upon viewing.

The rear enclosed patio garden offers the perfect space to enjoy a BBQ and relax without the need for ongoing maintenance. To the front is an attractive gravel driveway with parking for several cars.







PROPERTY COMPRISES

Hardwood entrance door with glazed side light and top light. Leading to...

LOUNGE 20' 2" x 15' 10" (6.15m x 4.83m) Hardwood flooring, feature gas fire with timber "totem" surround and granite hearth, understairs storage cupboard/cloakroom, feature exposed brick walls, recessed low voltage spotlights. Stairs to First Floor. Open plan to...

OPEN PLAN KITCHEN / DINING ROOM 20' 3" x 16' 7" (6.17m x 5.05m) @ widest points Range of fitted high and low level units with concealed underlighting, Granite worksurfaces, stainless steel sink unit with mixer taps and adjacent drainer, integrated four ring gas hob, stainless steel underoven, stainless steel and glass extractor canopy, integrated dishwasher, integrated washing machine, integrated fridge/freezer, tiled floor. Part tiled floor. Part hardwood flooring. Patio doors to rear garden.

REAR HALL Tiled floor. Door to rear garden,

WC White low flush wc, tiled floor, Gas boiler.

LANDING Access to roof space via Slingsby ladder.

BEDROOM 14' 5" x 11' 0" (4.39m x 3.35m)





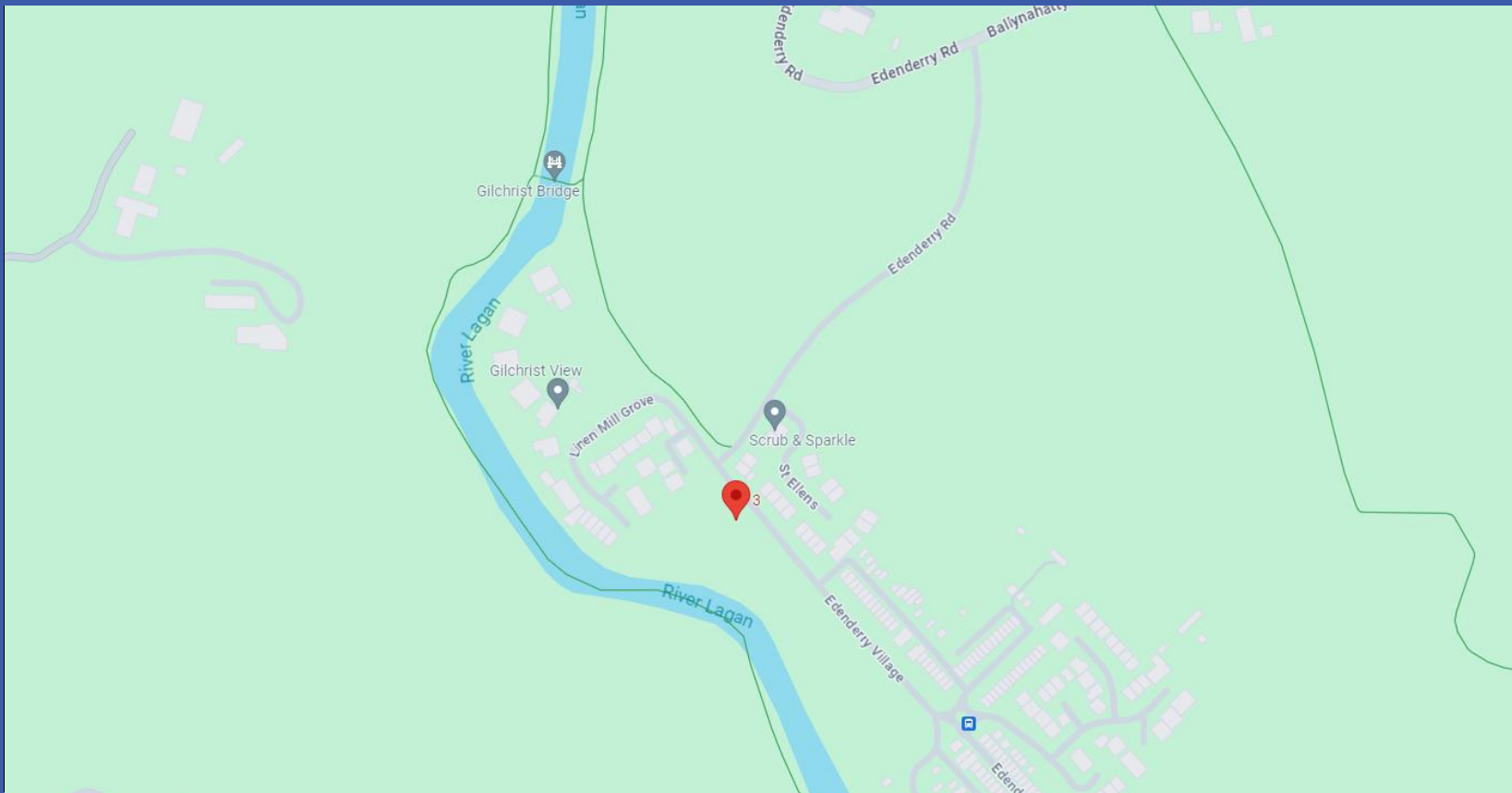
BEDROOM 12' 8" x 10' 2" (3.86m x 3.1m)

BEDROOM 10' 9" x 8' 10" (3.28m x 2.69m)

BATHROOM Modern white suite comprising of a panelled bath with mixer taps, enclosed shower cubicle with shower unit, low flush wc, pedestal wash hand basin, tiled floor, part tiled walls, wall mounted towel radiator, Velux skylight, extractor fan.

OUTSIDE Enclosed patio garden to rear with paved patio area and gravel area. Driveway car parking to front.





Directions:

Please find map attached above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Fetherstons 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 Fetherstons 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) Fetherstons 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 Fetherstons 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) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.