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7 St. Ellens

Belfast
BT8 8JN

Offers In Region Of £265,000

7 ST. ELLENS, BELFAST, BT8 8JN

- **Beautifully Presented Semi Detached Property In A Quiet Cul-De-Sac Location**
- **Three Well Proportioned Bedrooms (Master Ensuite)**
- **Good Sized Lounge With Feature Fireplace**
- **Kitchen With Range Of Fitted Units Open Plan To Dining Area**
- **Conservatory With Access To Garden**
- **First Floor Family Bathroom**
- **Delightful Landscaped Garden To Rear**
- **Convenient Location Close To South Belfast And Lisburn**
- **Double Glazed Windows / Oil Fired Central Heating**
- **Quiet Cul-De-Sac Location In A Delightful Rural Setting**

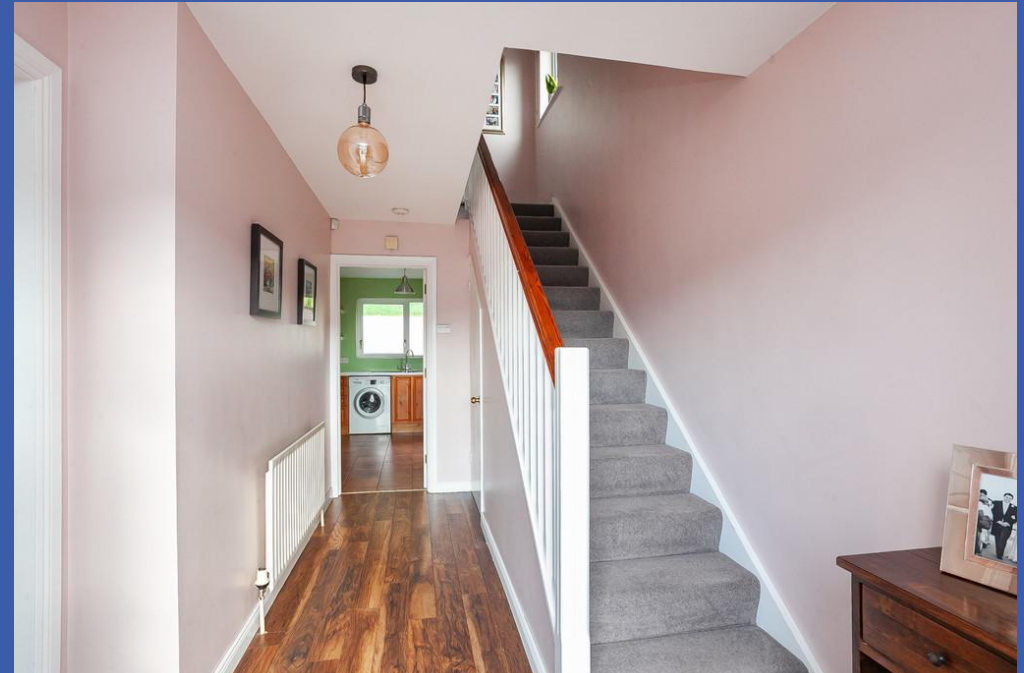
We are delighted to present this superb semi detached property to market. Located in the picturesque village of Edenderry on the edge of south Belfast and within the Lagan Valley Regional Park, this charming home is sure to have broad market appeal. The property enjoys all the benefits of country life whilst remaining convenient to the many amenities in the surrounding area, including those on Malone Road and Lisburn Road, with ease of access for those travelling to Belfast and Lisburn City Centres via main arterial routes.

This deceptively spacious home enjoys beautifully presented accommodation throughout with tasteful internal decor. The ground floor accommodation is superbly laid out offering space for the whole family. It comprises of a generous lounge, modern fully fitted kitchen with dining area which in turn accesses the conservatory to the rear.

On the first floor are three well proportioned bedrooms (master ensuite) and bathroom with contemporary white suite. This property can only fully be appreciated upon viewing.

With gardens to front and rear, the enclosed garden to the rear also offers the perfect space to enjoy a BBQ and relax without the need for ongoing maintenance. To the front is a gravel driveway with parking for two cars.

The Lagan Valley Tow Path is on the doorstep with direct access to the National Trust walkways, offering the benefits of a countryside location within easy reach of the City.







PROPERTY COMPRISES

Hardwood entrance door with glazed side lights, leading to reception hall.

RECEPTION HALL Laminate wood striped flooring, under stairs storage cupboard, stairs to first floor.

LOUNGE 17' 6" x 13' 0" (5.33m x 3.96m) (@ widest points) Fireplace with sandstone surround and hearth.

KITCHEN/DINING 22' 0" x 11' 6" (6.71m x 3.51m) Range of high and low level fitted units, round edged work surfaces, 1.5 bowl stainless steel single drainer sink unit, plumbed for washing machine, concealed extractor fan, concealed under lighting, part tiled floor, door to rear gardens, double doors to...

CONSERVATORY 10' 5" x 9' 11" (3.18m x 3.02m) Double doors to rear garden.

FIRST FLOOR LANDING Access to roof space, hot press with lagged cylinder and shelving, recessed low voltage spotlights.

MASTER BEDROOM 15' 4" x 10' 7" (4.67m x 3.23m)

ENSUITE SHOWER ROOM Walk in shower cubicle with Aqualisa shower unit, part tiled walls, pedestal wash hand basin, low flush WC, extractor fan, feature mirror.





BEDROOM 13' 8" x 12' 5" (4.17m x 3.78m) (@ widest points)

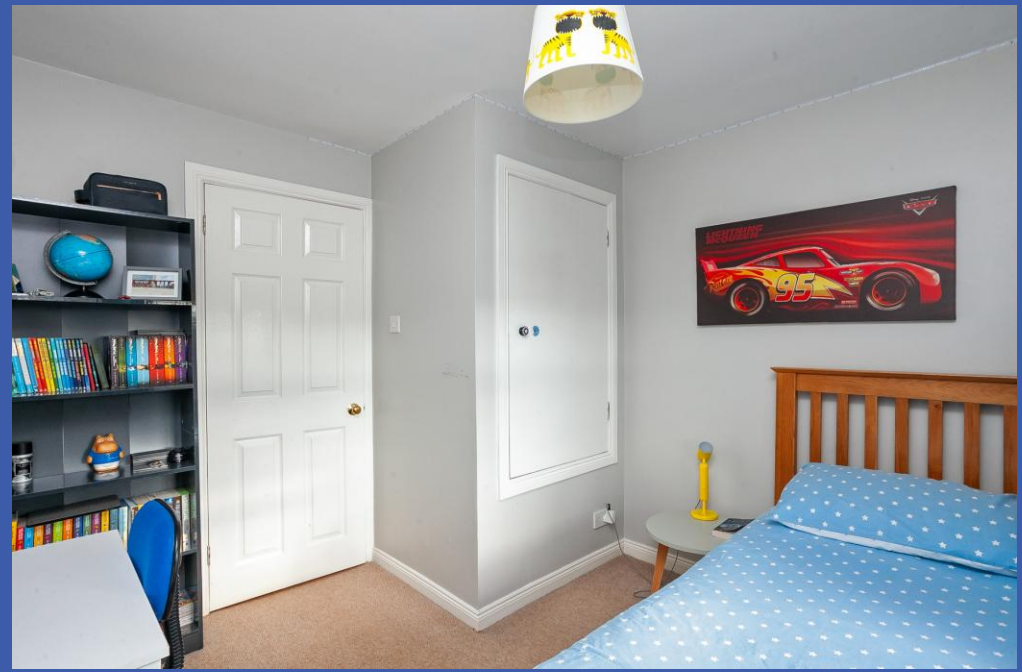
BEDROOM 9' 4" x 9' 3" (2.84m x 2.82m) Built in storage cupboard.

BATHROOM Contemporary suite comprising of a panelled bath with Mira electric shower, low flush WC, wall mounted wash hand basin, feature mirror, stainless steel towel radiator, part tiled walls, tiled floor, recessed low voltage spotlights.

OUTSIDE Enclosed rear garden with paved patio and raised lawn, uPVC oil tank, oil fired boiler, outside light and tap. Fully wired and plumbed, timber garden shed (12' x 6'). Gravel driveway with parking for two cars and lawns to front.

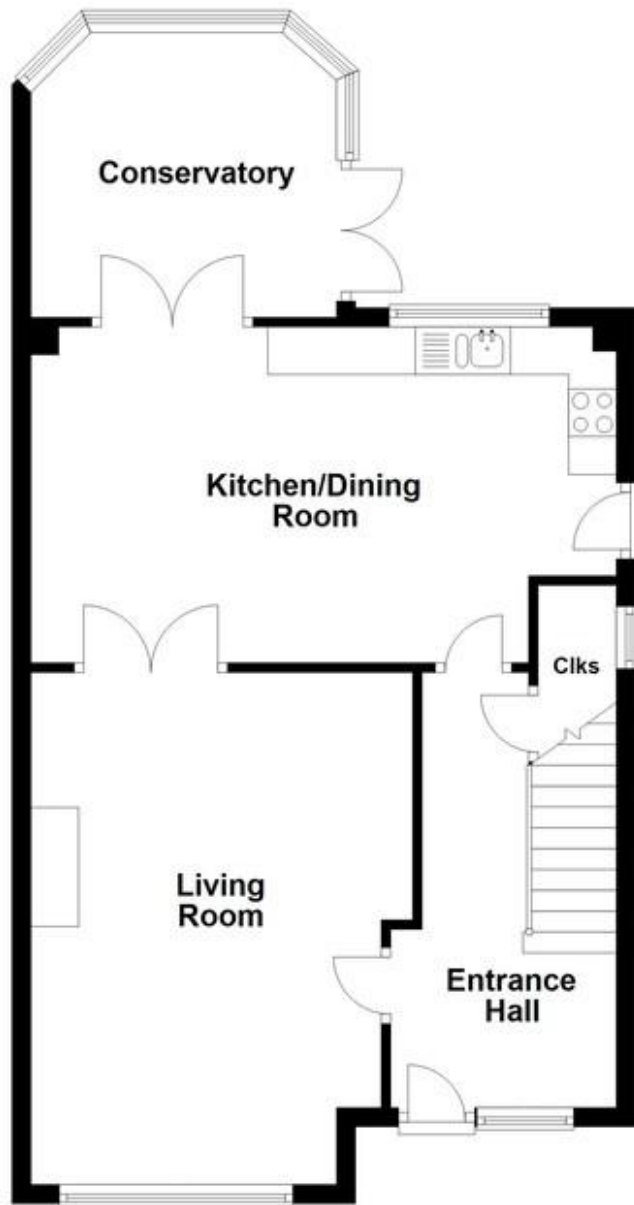




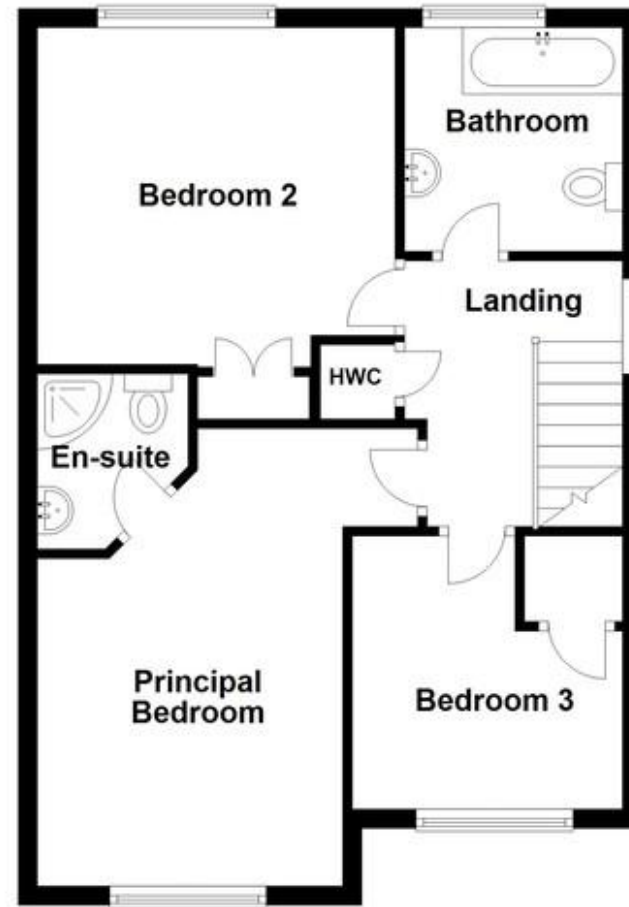




Ground Floor

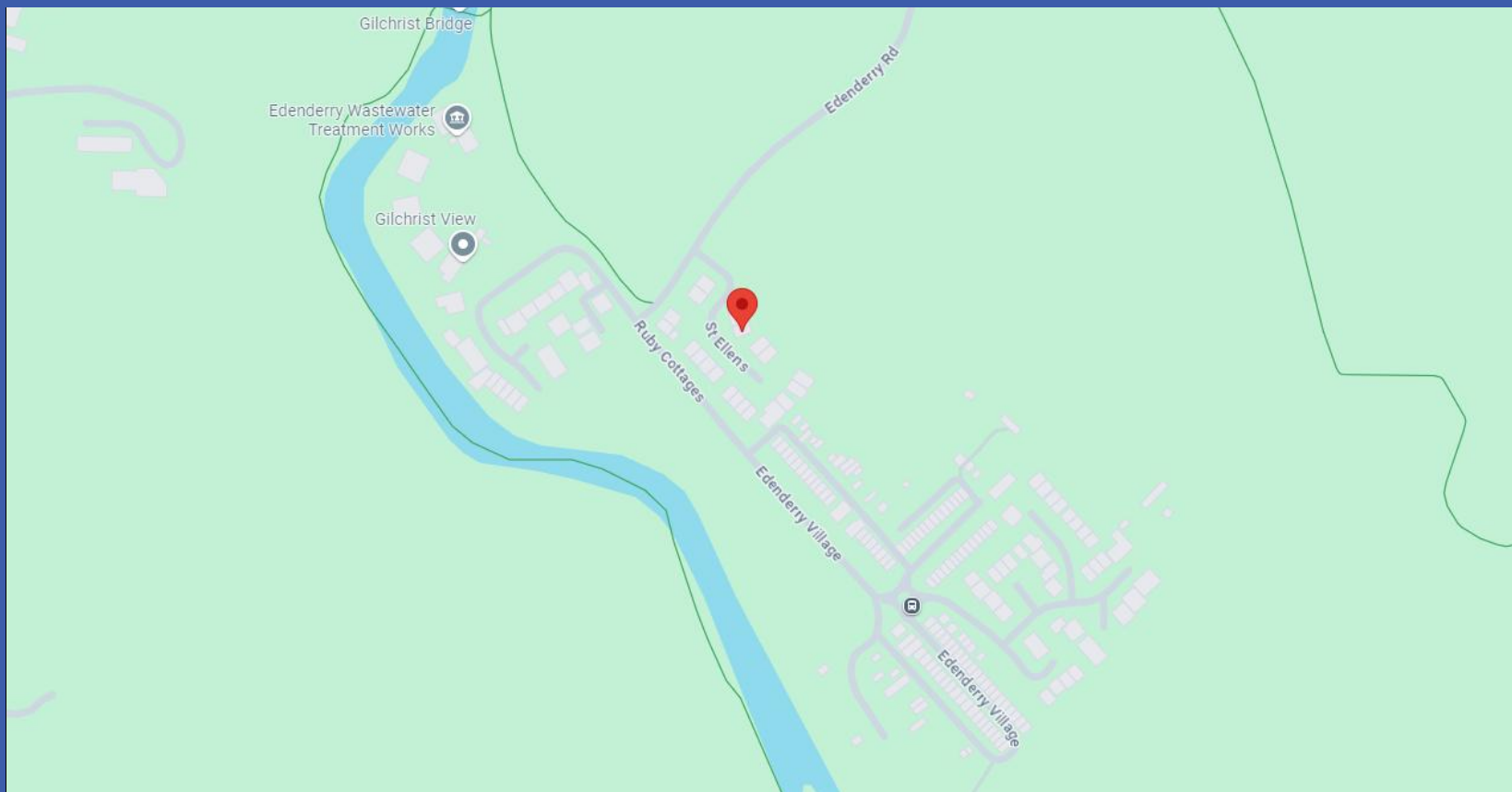


First Floor



Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

7 St. Ellens, Edenderry



Directions:

Please find map attached above

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	56 D
39-54	E		
21-38	F		
1-20	G		



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