

19 Edenderry Village, Belfast,
County Antrim, BT8 8LG

Asking Price: £144,950

 **Reeds Rains**

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Asking Price: £144,950

Council Tax Band:

EPC Rating: E

An Excellent Mid Terrace Home In The Highly Sought After, Edenderry Village.

DESCRIPTION

We are delighted to welcome to the market this excellent mid terrace home in the highly sought after, Edenderry Village.

Located just off the Outer Ring, in South Belfast, Edenderry offers a rural aspect, whilst being only 15 minute's from the Belfast City Centre, allowing you to enjoy the best of both worlds. Tesco Newtownbreda and Forestside Shopping Centre are also only a few minutes' drive away.

The home itself provides good accommodation throughout, comprising an open plan living/dining and kitchen space, a downstairs bathroom suite, and two generous double bedrooms. There is on street parking to the front, and to the rear there is an enclosed rear yard, and a further space to the rear with a raised decking area. The property also has a gas fired central heating system, and PVC double glazing throughout.

Properties in the village are always within high demand, so we would advise viewing at your earliest convenience to avoid any disappointment.

GROUND FLOOR

Entrance Hall

A welcoming tiled entrance hall with hardwood front door.

Open Plan Living & Dining Room

17'2" x 12'6" (5.23m x 3.8m)

Spacious open plan living space, with a laminate floor, open fireplace with exposed brickwork, dining space, leading to a modern kitchen.

Kitchen

The kitchen offers an excellent range of high

and low level units, an integrated electric hob and oven, stainless steel extractor hood, and an integrated fridge freezer. The kitchen has been beautifully finished with laminate flooring and partially tiled walls.

Bathroom

8'11" x 6'4" (2.72m x 1.93m)

A great sized bathroom with a low flush wc, shower cubicle with electric shower unit, separate bath with overhead shower unit, and a wash hand basin with mixer tap.

Utility Room

12'6" x 5'9" (3.8m x 1.75m)

The utility room has been plumbed for a washing machine, and has shelving, and has a PVC door leading to the rear yard.

FIRST FLOOR

Bedroom One

12'8" x 8'1" (3.86m x 2.46m)

An excellent double room with laminate flooring, built-in sliderobes, above-stair storage, and outlook to the front.

Bedroom Two

8'10" x 6'1" (2.7m x 1.85m)

A very generous second bedroom with carpet and outlook to the rear.

OUTSIDE

On the outside of the property there is an enclosed yard to the rear, and a raised decking area.

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All Measurements

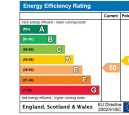
All Measurements are Approximate.

Laser Tape Clause

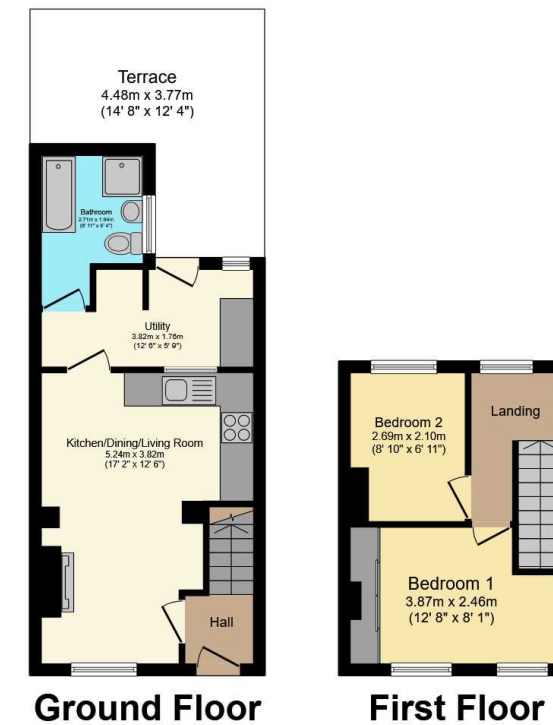
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 65.8 m² (708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Other important information which you will need to know about this property can be found at reedsrains.co.uk