



Situated in a delightful rural setting approximately 5 minutes by car from Shaws Bridge and hence south Belfast. Edenderry village originates from the late 19th century and built as the housing for the local Linen Mill.

The excellent development of Linen Mill Grove is situated in this conservation area with surrounding natural beauty, River Lagan and the Lagan Meadows.

The spacious accommodation comprises an entrance hall, good sized living room with double doors to south facing rear patio garden area and a modern fitted kitchen with adjoining dining area. On the first floor are three well proportioned bedrooms, the principal with ensuite shower room.

In addition the property benefits from uPVC framed double glazed windows, gas fired central heating and a parking area to the front.

Offers Over
£257,500

2 Linen Mill Grove,
Edenderry,
Belfast,
BT8 8GX

Viewing by
appointment
through agent
028 9066 3030



- Superb Mid Townhouse in a Delightful Residential Location
- Located in Edenderry Village Lying on the Bank of the River Lagan Near South Belfast
- The Village was Built in the Late 1800's by a Local Linen Manufacturer
- Linen Mill Grove was Built in the Past 15 Years & Comprises a Range of Detached Houses & Townhouses
- Living Room & Modern Fitted Kitchen with Dining Room
- 3 Well Proportioned Bedrooms, Principal with Ensuite Shower Room
- Deluxe Main Bathroom
- Gas Fired Central Heating
- Double Glazed Windows
- Private Enclosed Rear Patio Garden area with South Facing Aspect

The Property Comprises:

Ground Floor

Hardwood double glazed front door to . . .

ENTRANCE HALL: Ornate tiled floor.



LIVING ROOM: 21' 0" x 11' 9" (6.4m x 3.58m) Wood strip flooring, feature sandstone fireplace with gas coal effect fire, low voltage spotlights, double doors to rear garden.



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MODERN FITTED KITCHEN & DINING AREA: 21' 0" x 11' 2" (6.4m x 3.4m) Excellent range of modern high and low level units, integrated appliances including five ring gas hob, integrated dishwasher, integrated washing machine, stainless steel extractor hood with integrated extractor fan, stainless steel 1.5 bowl sink unit, ceramic tiled floor, tiled walls. Open to dining area.



DOWNSTAIRS W.C.: Low flush wc, wash hand basin, ceramic tiled floor.



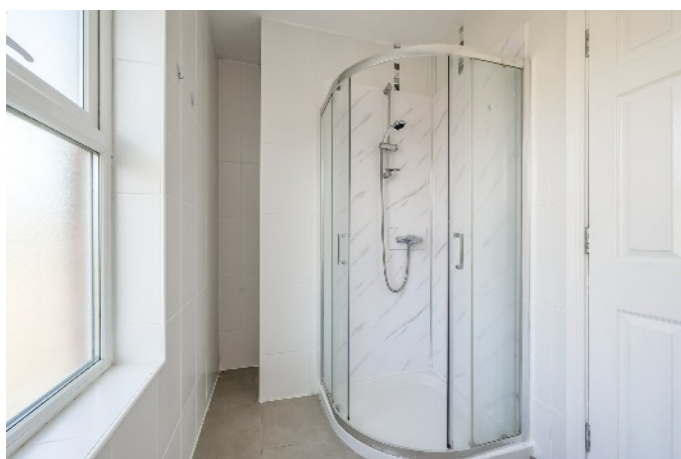
First Floor

LANDING:

BEDROOM (1): 15' 10" x 11' 9" (4.83m x 3.58m)



ENSUITE SHOWER ROOM: White suite comprising shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, heated towel rail, ceramic tiled floor, fully tiled walls, low voltage spotlights.



BEDROOM (2): 12' 0" x 11' 0" (3.66m x 3.35m)

BEDROOM (3): 11' 3" x 9' 6" (3.43m x 2.9m)



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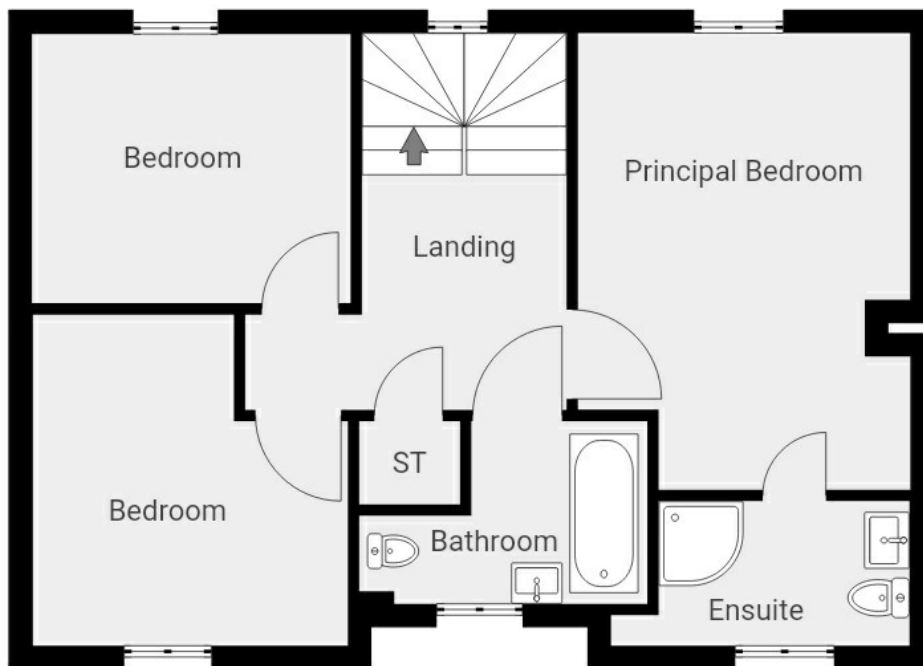
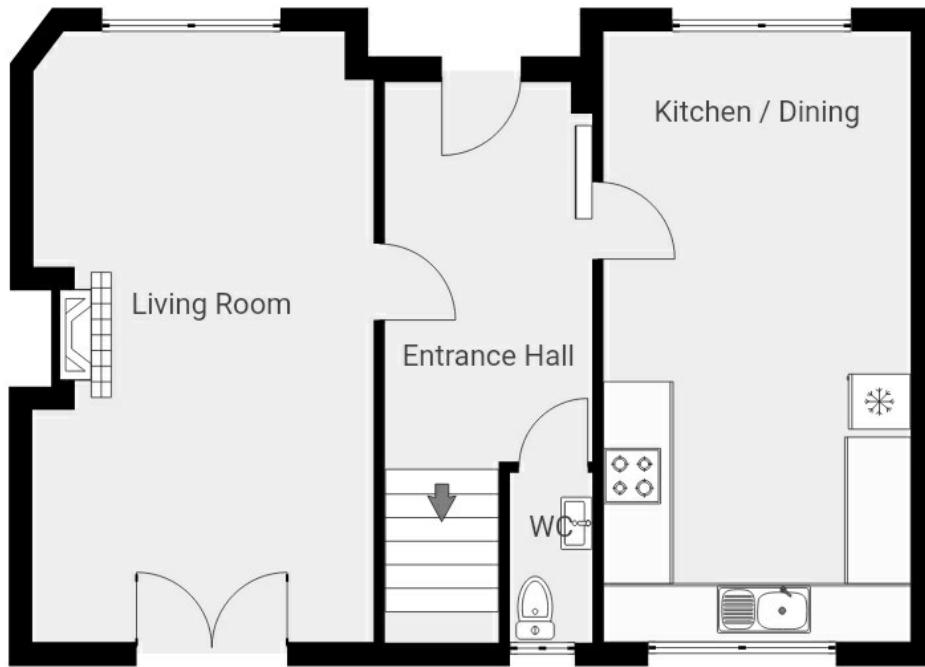
BATHROOM: Panelled bath with mixer tap, low flush wc, pedestal wash hand basin, heated towel rail, low voltage spotlights.



Outside

Parking area to front. Rear landscaped garden with pebbled area and patio area with south facing aspect.





Location:

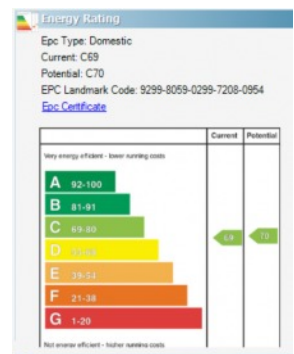
From Shaws Bridge turn onto Ballylesson Road, then take the first right and continue along, then next right into Edenderry then right into Linen Mill.

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Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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