


15 Edenmore Drive, Belfast,
County Antrim, BT11 8LT

Asking Price: £144,950

 **Reeds Rains**

reedsrains.co.uk

Edenmore Drive, Belfast, County Antrim, BT11

Asking Price: £144,950

Council Tax Band:

EPC Rating: TBC

Viewing strictly by appointment

wooden flooring, built in robes.

Description

Reeds Rains are pleased to present For Sale this well presented mi terraced property situated in a prime residential area.

The property comprises three generous bedrooms, bright living area, kitchen / dining area and three piece shower room.

Further benefits include oil fired central heating, upvc double glazing throughout, off street parking, floored roofspace and enclosed rear garden.

Entrance Hall

Upvc double glazed entrance door to;

Lounge

16'4" x 12'8" (4.98m x 3.86m)

Wooden effect strip floor, feature marble fireplace with inset and slate hearth, tv display shelf / bay window.

Kitchen / Dining Area

19'2" x 9'1" (5.84m x 2.77m)

Range of high and low level units, formica work surfaces, tiling, ceramic tiled floor, plumbed for washing machine, overhead extractor hood, storage understairs, Upvc double glazed back door.

Stairs to;

Bedroom One

12'2" x 10'4" (3.7m x 3.15m)

Front aspect double bedroom, laminate wooden flooring, built in robes.

Bedroom Two

15'7" x 8'6" (4.75m x 2.6m)

Rear aspect double bedroom, laminate wooden flooring.

Bedroom Three

7'8" x 7'3" (2.34m x 2.2m)

Front aspect single bedroom, laminate

Bathroom

Fully tiled shower cubicle, electric shower unit, pedestal wash hand basin, low flush w.c, tiling, chrome heated towel rail, downlighters.

Floored Roofspace

18'7" x 7'8" (5.66m x 2.34m)

Twin Velux windows, light and power. Storage into eaves.

External

Private and secure gardens to rear with lawns and planting, fenced, housed oil fired boiler, feature double gates to enclosed car parking.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.