

Outside

Covered rear yard, plumbed for washing machine, glazed door to:  
  
ENCLOSED REAR YARD: Oil boiler, uPVC oil tank. Access to bin area.

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Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
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This well cared for mid terrace occupies an excellent location within the extremely popular village of Edenderry. The property enjoys all the benefits of country life whilst remaining convenient to the many amenities in the surrounding area including Malone, Forestside Shopping Complex and into Belfast City Centre.

The property has open plan lounge to modern fitted kitchen, modern bathroom and two bedrooms. There is an enclosed covered storage area and utility area and enclosed rear yard.

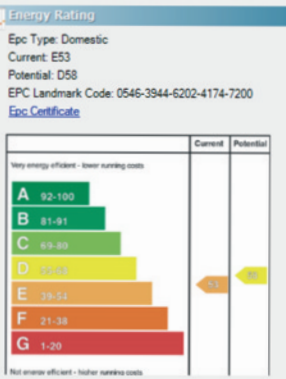
The property benefits from oil heating and double glazed windows.

This property should appeal to a wide range of prospective purchasers and should be viewed early to appreciate it.

Offers Over  
£157,500

18 Edenderry Village,  
BELFAST,  
BT8 8LG

Viewing by  
appointment with  
& through agent  
028 9066 3030





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BELFAST,  
BT8 8LG

## Property Features

- Mid Terrace in Prime Semi-Rural Location Yet Easy Commuting Distance to Belfast and Lisburn Cities
- Entrance Open Plan to Lounge with Brick Fireplace
- Modern Fitted Kitchen
- Downstairs Modern Bathroom
- Two Well Proportioned Bedrooms
- Well Cared for By the Current Owners
- Oil Fired Central Heating / Double Glazed Windows
- Covered Rear Yard and Utility Area / Enclosed Rear Yard
- Convenient to Belfast/Lisburn and the Outer Ring Providing Access to Many Amenities Including Forestside Shopping Centre, The Lagan Valley Regional Park

## Location:

Leaving Belfast on the Malone Road, veer left at the House of Sport roundabout. After approx ¼ mile turn right (immediately after Shaw's Bridge) onto the Ballylesson Road. Shortly on your right take signpost for Edenderry over narrow bridge and after approx ¾ mile turn right into the village. Turn left at T junction and go straight at roundabout.

## Property Comprises

### Ground Floor

Hardwood front door with glazing to:

LOUNGE OPEN PLAN TO MODERN FITTED KITCHEN: 17' 1" x 12' 11" (5.21m x 3.94m) (at widest points). Wooden floor, brick fireplace with slate hearth, wood beam, open plan to kitchen with high gloss range of high and low level units, work surfaces, one and a half bowl stainless steel sink unit, space for cooker, space for fridge, stainless steel extractor fan over, cooker.

REAR HALLWAY: Wood floor, glazed door to rear.

MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower over, part tiled walls, ceramic tiled floor.

### First Floor

LANDING:

BEDROOM (1): 13' 0" x 8' 4" (3.96m x 2.54m) (at widest points).

Built-in robe, hotpress.

BEDROOM (2): 8' 7" x 7' 1" (2.62m x 2.16m) (at widest points).

