



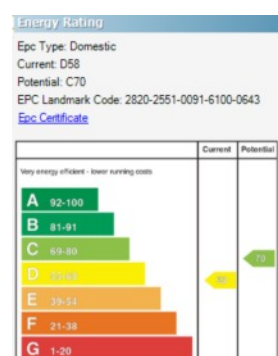
We are delighted to bring to market this deceptively spacious semi detached home. Retaining many of its original features, this property benefits from real character and charm. There is excellent versatile accommodation on offer, with ample room for a potential extension. Of particular note is the impressive 100 ft mature garden in lawn to the rear. There is also generous driveway parking leading to a detached garage.

Edgcumbe Gardens is located minutes away from the vibrant villages of Ballyhackamore and Belmont, with an array of local shops, amenities and eateries within walking distance of your front door. Belfast City Centre is also a short journey away via public transport, and Belfast City Airport is only a five minute drive away.

Offers Over
£340,000

25 Edgcumbe Gardens,
BELFAST,
BT4 2EG

Viewing by
appointment with
& through agent
028 9065 0000



- The perfect opportunity for those keen to put their own stamp on their future home
- Charming and deceptively spacious semi detached home
- Lounge with bay window and feature fireplace
- Living room with feature fireplace
- Kitchen with four ring gas hob and double oven
- Separate utility room/Ground floor WC
- Three bedrooms
- Bathroom with separate WC
- Impressive 100 ft rear garden in lawn with mature trees and shrubs
- Generous driveway parking leading to detached garage
- Attic room with Velux window accessed via Slingsby style ladder
- Roof replaced in 2012/Wall cavity insulation



The Property Comprises:

Ground Floor

COVERED PORCH: Glazed front door with feature leaded glass.

ENTRANCE HALL: Cloakroom. Wood panelled walls.

LOUNGE: 16' 4" x 12' 5" (4.98m x 3.78m) (into bay). Feature tiled fireplace, cornice ceiling, picture rail.



LIVING ROOM: 13' 8" x 12' 5" (4.17m x 3.78m) Feature tiled fireplace. Cornice ceiling.



KITCHEN: 12' 2" x 9' 7" (3.71m x 2.92m) Range of high and low level units, single drainer stainless steel sink unit, four ring gas hob, extractor canopy, electric double oven, fully tiled walls, tiled floor (under lino).



REAR HALLWAY: Original tiled floor. uPVC door to side. Cupboard with gas boiler.

DOWNSTAIRS W.C.: Coloured suite comprising low flush wc, tiled floor.

UTILITY ROOM: 9' 1" x 5' 8" (2.77m x 1.73m) Plumbed for washing machine. Stainless steel single drainer sink unit.



First Floor

LANDING: Access to attic via Slinsby ladder.

BEDROOM (1): 15' 11" x 12' 6" (4.85m x 3.81m) (into bay).

Cornice ceiling, picture rail.



BEDROOM (2): 13' 8" x 12' 6" (4.17m x 3.81m) Sanded and varnished floorboards.



BEDROOM (3): 9' 4" x 9' 2" (2.84m x 2.79m)



BATHROOM: White suite comprising bath, wash hand basin, part tiled walls, cupboard.

Hotpress with radiator.

SEPARATE WC: Low flush wc, part tiled walls.



LARGE ATTIC: 17' 0" x 13' 0" (5.18m x 3.96m) Carpeted floor, light and power, storage in eaves, Velux window.

Outside

FRONT: Gated entrance. Garden in lawn, generous parking area leading to:

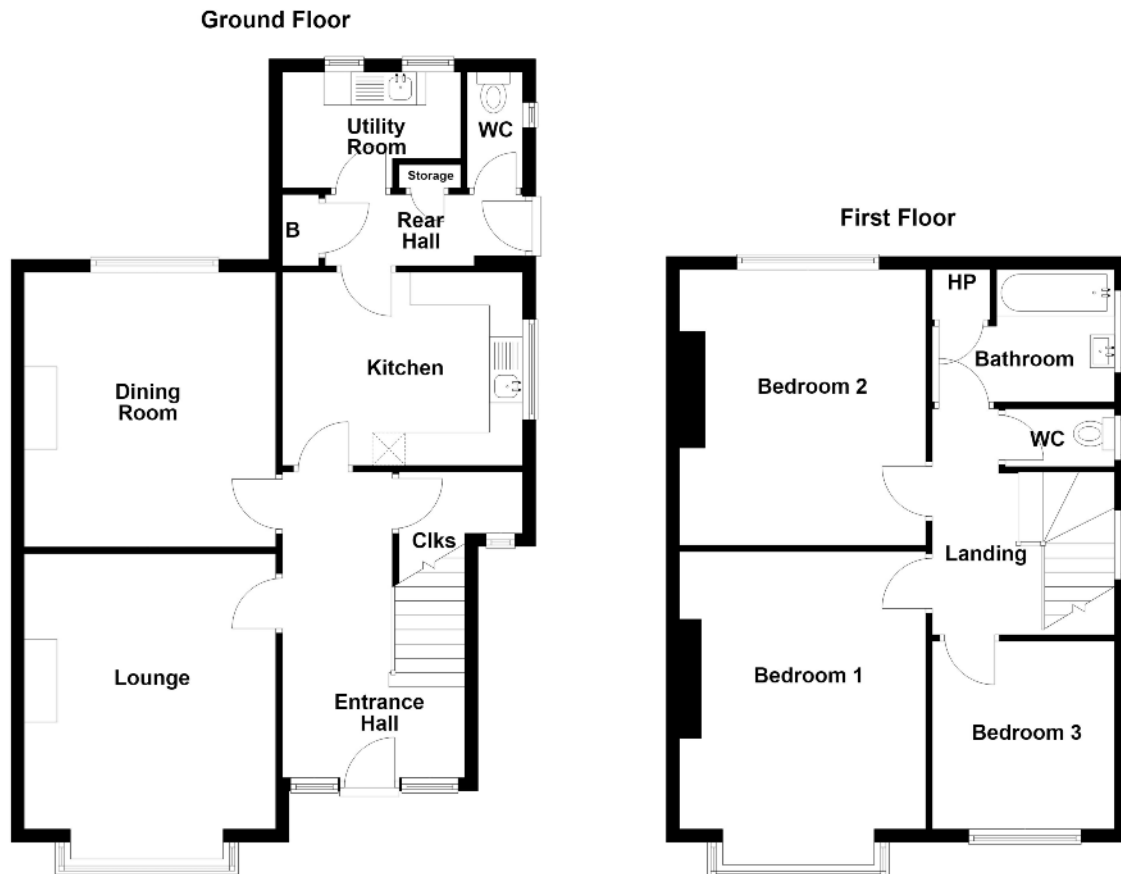
GARAGE: 23' 5" x 11' 9" (7.14m x 3.58m) Up and over door, light and power, side door.

REAR: Extensive south-westly facing rear garden in lawn with mature trees and shrubs. Timber shed. Automatic outdoor lights, outdoor tap.



Location:

From Holywood Road country bound, turn right onto Edgcumbe Gardens opposite the Eurospar.



25 Edgcumbe Gardens, Belfast

Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

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