



FOR SALE



11 St Ellens, Edenderry Village BT8 8JN

Offers Around £225,000

EPC Rating: D63

- Semi detached property in idyllic location
- Living room with wood flooring and real fire
- Modern fitted kitchen with integrated appliances open plan to dining room
- Conservatory with tiled floor
- Ground floor WC, First floor bathroom
- Three well proportioned bedrooms, Master with ensuite shower room
- Driveway parking, enclosed rear gardens
- Close to main arterial routes and local schools
- Oil Fired Central Heating/ uPVC double glazing/ floored roofspace

31 Donegall Street, Belfast, BT1 2FG

Tel: 028 9032 5888

www.macfarlanesmyth.com



Set in the ever popular village of Edenderry by Shaw's Bridge in Belfast, this spacious semi detached property enjoys a broad range of amenities nearby including Forestside Shopping Centre and sports and recreational clubs while enjoying an idyllic tranquil setting along the Lagan towpath.

The accommodation has been well presented throughout and comprises living room with solid wood floor, real fire and access to the kitchen with dining area, which in turn leads into the conservatory overlooking the rear garden. On the first floor are three bedrooms (master with ensuite) and family bathroom while externally there is good driveway parking and enclosed rear gardens in lawn with patio.

ACCOMMODATION GROUND FLOOR

Hardwood front door and double glazed side panels to...

SPACIOUS RECEPTION HALL

Solid wood floor. Cloakroom with low flush suite

LIVING ROOM:

5.37m x 3.66m (17' 7½" x 12' 0")

Slate fireplace and hearth with cast iron inset, solid wood floor

KITCHEN/ DINING ROOM

3.53m x 6.15m (11' 7" x 20' 2")

Modern fitted kitchen with excellent range of high and low units, black quartz worktops, double drainer sink with mixer tap, integrated washing machine and dishwasher plus fridge freezer and double oven, 5-ring gas hob and extractor, solid wood floor.

French doors leading to:

CONSERVATORY

3.68m x 3.22m (12' 1" x 10' 7")

Tiled floor, uPVC door to rear

FIRST FLOOR

LANDING:

Access to floored roofspace with light, shelved hotpress with copper cylinder

MASTER BEDROOM (1):

5.43m x 3.24m (17' 10" x 10' 7½")

ENSUITE

Corner electric shower, low flush WC and sink with storage and mirrored cabinet.

BEDROOM (2):

3.51m x 3.78m (11' 6" x 12' 5")

BEDROOM (3):

2.85m max x 2.82m max (9'4" x 9' 3")

BATHROOM:

2.37m x 2.28m (7' 9" x 7' 5 ½")

White bathroom suite comprising low flush WC, pedestal WHB, panelled bath with mixer taps and telescopic hand shower, wood effect floor, part tiled walls.

OUTSIDE

Gardens front and rear. Patio area. Ample offstreet parking. Shed





DISCLOSURE

The property is owned by an employee of the selling agent.

VIEWINGS

Strictly by appointment with Macfarlane & Smyth.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		73
D 55-68	63	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



