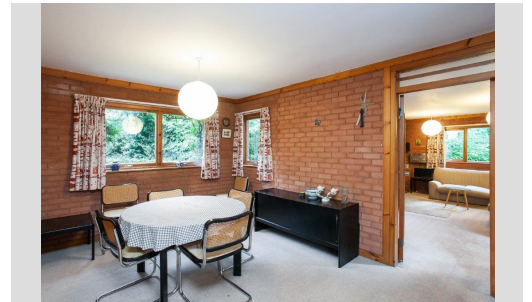


Fetherstons
485 Lisburn Road
BELFAST
BT9 7EZ
t: 028 9066 1111
email: info@fetherstons.com

13 Edenvale Park, Dunmurray, Belfast

Starting Bid: £289,950.00



For sale by Fetherstons via the [iamsold Bidding Platform](#)

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This detached family home is situated in a quiet location just off Upper Dunmurry Lane and The Green, and close amenities in Dunmurry.

At present the accommodation briefly comprises a generous reception dining hall along with a separate lounge and fitted kitchen on the ground floor. In addition, there are four double bedrooms, a bathroom and a shower room on the first floor.

Externally the generous site offers a good sized front garden in lawns and private rear gardens along with an attached garage and ample parking space.

The property has been priced to allow for updating and modernisation and will appeal to a wide range of potential buyers. Renovating the property in its current configuration will create a wonderful home on one level whilst extending would add additional accommodation which may suit some families (subject to necessary planning consent).

Close to a range of facilities and within easy commuting distance of Belfast City Centre and Lisburn, along with leading schools and public transport services, this fine home is sure to generate strong interest.

Viewing is highly recommended.

Features

Detached Family Home in a Quiet and Extremely Popular Location

Reception Dining Hall / Generous Lounge with Brick Fireplace

Fitted Kitchen

4 Bedrooms

Bathroom & Separate Shower Room

Attached Large Garage and Additional Driveway Parking / Gas Fired Central Heating

Mature Surrounding Gardens

Priced to Allow for Modernisation & Updating

Convenient to a Wide Range of Amenities / Close to Public Transport Links to Belfast & Lisburn

EPC Rating E53/D67

Accommodation

Front door to entrance porch, door to dining hall.

DINING HALL

15' 8" x 10' 4" (4.78m x 3.15m)

Exposed brick walls, cloaks/storage cupboard.

LOUNGE

18' 1" x 11' 7" (5.51m x 3.53m)

Exposed brick walls, brick fireplace, external access to front and rear.

FITTED KITCHEN

16' 4" x 9' 9" (4.98m x 2.97m)

Range of high and low level units, work surfaces, twin bowl single drainer stainless steel sink unit with mixer tap, plumbed for dishwasher, Bosch 4 ring hob with extractor fan over, Bosch twin oven, plumbed for washing machine. Service door to garage.

FIRST FLOOR LANDING

Access to roof space, hot press.

BEDROOM 1

18' 2" x 11' 5" (5.54m x 3.48m)

Glazed doors to half balcony.

BEDROOM 2

10' 3" x 8' 7" (3.12m x 2.62m)

BEDROOM 3

10' 5" x 10' 3" (3.18m x 3.12m)

BEDROOM 4

11' 1" x 9' 8" (3.38m x 2.95m)

BATHROOM

White suite comprising panelled bath, low flush WC, pedestal wash hand basin, bidet, fully tiled shower cubicle, tiled floor and fully tiled walls.

SHOWER ROOM

White suite comprising pedestal wash hand basin, low flush WC, fully tiled shower cubicle, tiled floor and fully tiled walls.

OUTSIDE

Superb mature site in quiet cul de sac location, front garden in lawns with flower beds and planting, loose stone driveway with parking for several cars and leading to attached garage. Mature rear garden backing onto mature trees and hedges, in lawns with shelter paved patio area.

TO VIEW OR MAKE A BID CONTACT Fetherstons or iamsold, www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the

recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

Accommodation

Front door to entrance porch, door to dining hall.

DINING HALL

15' 8" x 10' 4" (4.78m x 3.15m)

Exposed brick walls, cloaks/storage cupboard.

LOUNGE

18' 1" x 11' 7" (5.51m x 3.53m)

Exposed brick walls, brick fireplace, external access to front and rear.

FITTED KITCHEN

16' 4" x 9' 9" (4.98m x 2.97m)

Range of high and low level units, work surfaces, twin bowl single drainer stainless steel sink unit with mixer tap, plumbed for dishwasher, Bosch 4 ring hob with extractor fan over, Bosch twin oven, plumbed for washing machine. Service door to garage.

FIRST FLOOR LANDING

Access to roof space, hot press.

BEDROOM 1

18' 2" x 11' 5" (5.54m x 3.48m)

Glazed doors to half balcony.

BEDROOM 2

10' 3" x 8' 7" (3.12m x 2.62m)

BEDROOM 3

10' 5" x 10' 3" (3.18m x 3.12m)

BEDROOM 4

11' 1" x 9' 8" (3.38m x 2.95m)

BATHROOM

White suite comprising panelled bath, low flush WC, pedestal wash hand basin, bidet, fully tiled shower cubicle, tiled floor and fully tiled walls.

SHOWER ROOM

White suite comprising pedestal wash hand basin, low flush WC, fully tiled shower cubicle, tiled floor and fully tiled walls.

OUTSIDE

Superb mature site in quiet cul de sac location, front garden in lawns with flower beds and planting, loose stone driveway with parking for several cars and leading to attached garage. Mature rear garden backing onto mature trees and hedges, in lawns with shelter paved patio area.