



## 24 Rosapenna Parade , Belfast, BT14 6GU

**Offers Around £139,950**

Stunning Extended Semi Detached Villa Presented To "Show Home" Standards Within This Most Popular Cul De Sac Location.

A fabulous extended semi detached villa holding a prime position within this ever popular cul de sac location. The immaculately appointed interior comprises 3 bedrooms, lounge, luxury fitted kitchen incorporating built-in under oven and hob and dining. The dwelling further offers deluxe fully tiled white bathroom suite, oil fired central heating, upvc double glazed windows and doors, pvc fascia and eaves, extensive use of quality wood laminate and ceramic tiled floors throughout. Delightful rear "City" garden and this most popular location just a short commute to the City Centre combines with the "show home" finish to make Early Inspection highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		54	66
EU Directive 2002/91/EC			

# 24 Rosapenna Parade

, Belfast, BT14 6GU



- Stunning Extended Semi Detached Villa
- 3 Bedrooms Lounge
- Luxury Fitted Kitchen With Dining
- Luxury White Bathroom Suite
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Delightful "City" Garden
- Most Popular Location
- Presented To "Show Home" Standards

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor, double panelled radiator.

## Lounge

19'7" x 9'3" into bay (5.98 x 2.84 into bay)

Wood laminate floor, panelled radiator x 2.

## Kitchen

14'8" x 9'9" (4.49 x 2.98)

Composite bowl and a half stainless sink unit, extensive range of high and low level units, formica worktops, tall larder, built-in oven and ceramic hob, stainless

steel canopy extractor fan, panelled radiator, feature radiator, fridge freezer space, plumbed for washing machine, pvc ceiling, uPvc double glazed door to rear.

## First Floor

Landing, access to roofspace.

## Bedroom

10'4" x 7'4" (3.17 x 2.25)

Wood laminate flooring, panelled radiator.

## Bedroom

10'8" x 8'11" (3.26 x 2.72)

Built in storage, panelled radiator.

## Bedroom

8'2" x 7'10" (2.49 x 2.39)

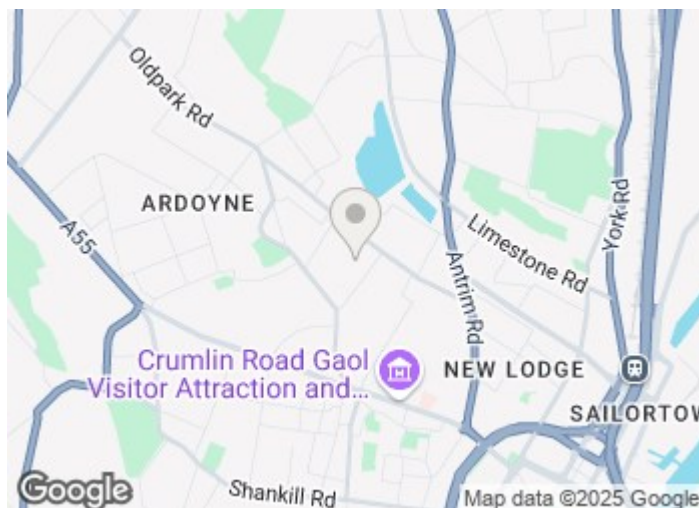
Wood laminate floor, panelled radiator.

## Bathroom

Fully tiled deluxe white suite comprising walk in shower, electric shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor.

## Outside

Front garden in patio, ornate pedestrian gate. Rear garden in paving, artificial grass, vertical/horizontal panel fencing pvc oil tank, boiler house.

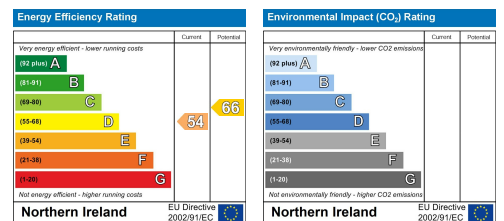


## Directions



# Floor Plan

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