



22 Rogers Park, Newtownbreda, Belfast, BT8 7BX

Asking Price £149,950

Rogers Park is a quiet cul-de-sac located just off School Road in South East Belfast. Renowned for its excellent selection of primary and post primary schools, shopping facilities including Forestside Shopping Centre and Tesco Newtownbreda, and parks / open green areas such as Belvoir Park Forest, Cregagh Glen and Shaw's Bridge. Public transport facilities are also found nearby on the Saintfield road giving residents and easy commute to Belfast city centre and its surrounding areas.

The property itself comprises of three good sized bedrooms, spacious lounge, a modern fitted kitchen, sunroom, ground floor white bathroom suite and an enclosed south facing rear garden with laid lawns. The property also benefits from oil fired central heating, double glazing and driveway with off street parking.

An excellent home for a first time buyer or young family looking to buy in an quiet and convenient location, but still being close to all the local schools and amenities. This one will surely not sit around for long so be sure to arrange your viewing at your earliest convenience!

- Well Presented Semi-Detached Home
- Spacious Lounge
- Sunroom / Dining Area
- Oil Fired Central Heating / Double Glazed
- Driveway with Off Street Parking
- Three Good Sized Bedrooms
- Modern Fitted Kitchen open to:
- Ground Floor White Bathroom Suite
- Generous South Facing Rear Garden with Laid Lawns
- Quiet Cul-de-Sac close to many Shops, Parks and Transport links

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32-40) A			
(41-45) B			
(46-55) C			
(56-65) D			
(66-75) E			
(76-85) F			
(86-100) G			
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

Entrance Hall

Glazed upvc front door opens onto entrance hall with wooden flooring. Access to under-stair storage.

Lounge 13'6" x 12'7" (4.12m x 3.86m)



Spacious lounge with wooden flooring

Modern Fitted Kitchen 10'0" x 7'1" (3.07m x 2.16m)



Modern fitted kitchen with selection of upper and lower level shaker style units complete with formica worktops and stainless steel sink with drainer. Plumbed for washing machine. Part tiled walls and tiled flooring. Patio doors open onto:

Sunroom / Dining Area 10'5" x 9'7" (3.18m x 2.93m)



Spacious sunroom with tiled flooring which would make an excellent second reception room or dining area. Tiled flooring

White Bathroom Suite 7'0" x 6'0" (2.15m x 1.84m)



White Bathroom suite comprising of panelled bath with overhanging shower attachment, pedestal wash hand basin and low flush w.c. Built-in storage cupboard. Cream tiled walls and flooring.

First Floor



Access to floored roof space.

Bedroom 1 11'10" x 10'2" (3.63m x 3.11m)



Spacious double bedroom with laminate flooring.

Bedroom 2 10'7" x 8'2" (3.25m x 2.50m)



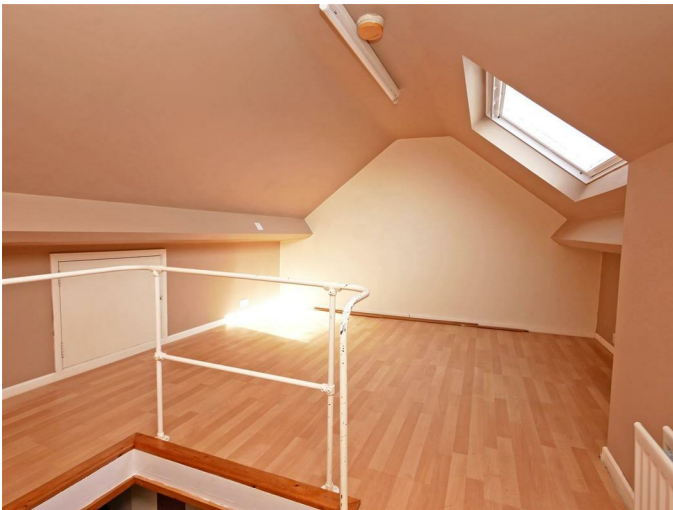
Double bedroom with laminate flooring.

Bedroom 3 8'10" x 6'1" (2.71m x 1.87m)



Single bedroom with laminate flooring. Access to hot press.

Floored Roof Space



Floored roof space complete with heating, power and lighting.

Property Front



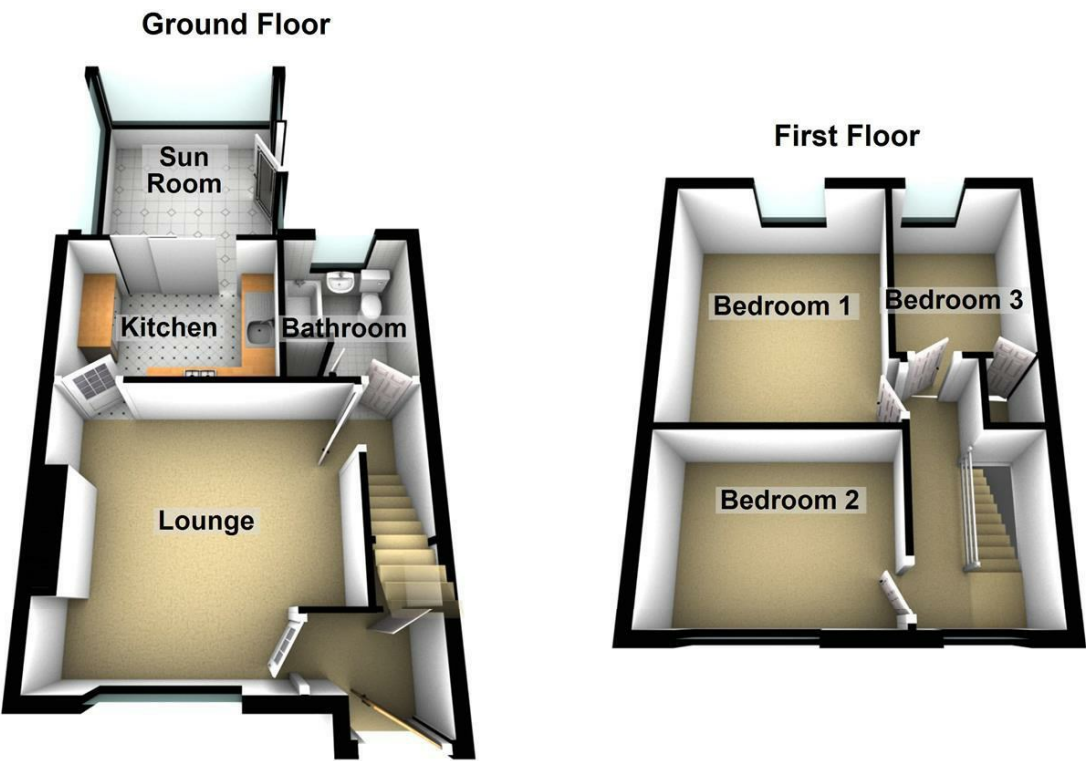
Small garden area with laid lawn and driveway offering off-street parking.

Enclosed Rear Garden

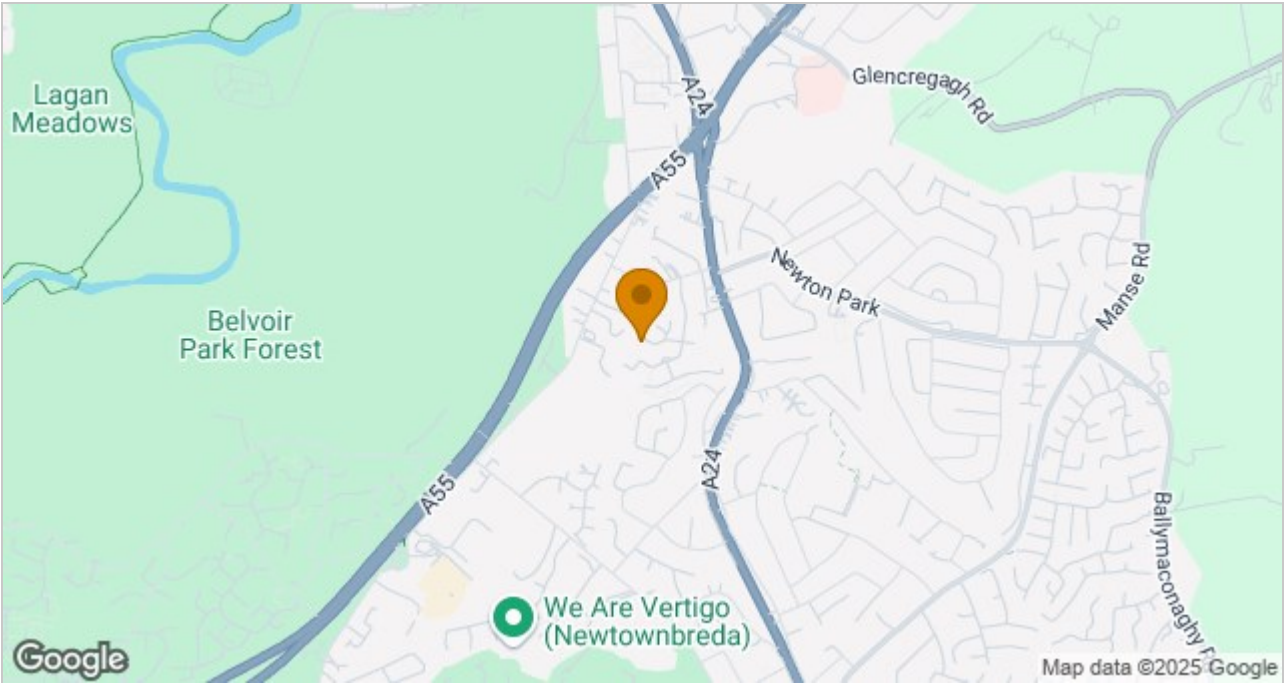


Generously sized south facing rear garden with decked area and laid lawns bordered by timber fencing. A perfect space for socialising with friends and entertaining the kids.

Floor Plan



Area Map



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