



Nestled just off the Ballygowan Road in East Belfast, 12 Rosemount Park represents an excellent opportunity to acquire a fantastic detached family home with a fantastic footprint in a quiet cul-de-sac location. Stretching to nearly 2500 square feet of versatile accommodation over ground and first floor, the property provides an ideal canvas for a young and growing family.

In short the ground floor of the property comprises of a spacious reception hall, dining room, separate living room, kitchen, utility room, shower room and three well-appointed bedrooms. The first floor of the property provides a further two generous bedrooms, one with en-suite bathroom, a private conservatory and additional generous eaves storage.

The property further benefits from gas fired central heating, double glazing throughout, sweeping tarmac driveway leading to an attached garage with generous private off street parking and an enclosed elevated private rear garden laid in lawns with extensive patio areas and stunning panoramic views across Belfast City Centre.

Providing extensive and versatile accommodation and competitively priced in today's market, we are sure this property will be a popular choice amongst buyers. We recommend viewing at your earliest convenience.

Offers Around
£395,000

12 Rosemount Park,
BELFAST,
BT5 7TR

Viewing by
appointment with
& through agent
028 9065 0000

- Well Presented Five Bedroom Detached Family Home Positioned Just off the Ballygowan Road, East Belfast
- Beautiful Elevated Site with Stunning Views Across Belfast City Centre
- Close to Local Leading Schools and Belfast City Airport
- Close Proximity to Belfast City Centre, Cregagh Road, Ormeau Road, Forestside Shopping Centre and Stormont Estate
- Five Well Appointed Bedrooms Over Ground and First Floor
- Spacious Hallway with Downstairs Shower Room
- Separate Living Room and Dining Room
- Galley Style Kitchen and Utility Room
- Main First Floor Bedroom with En-Suite Bathroom and Private Conservatory
- Excellent Additional Built in Eaves Storage to the First Floor
- Extensive Enclosed Private Rear Garden with Raised Decking Area and Stunning Views Across Belfast City Centre
- Tarmac Driveway Leading to an Attached Double Garage with Ample Private off Street Parking
- Gas Fired Central Heating and Double Glazing Throughout
- Solar Panels Servicing Electric and Hot Water with some Money Back from Supplying the Grid
- No Onward Chain



The Property Comprises:

Ground Floor

Hardwood double glazed front door into...

RECEPTION HALL: Spacious reception hall with solid strip wooden flooring, panoramic views across Belfast city centre and Harland & Wolff cranes, understair storage.

DINING ROOM: 18' 8" x 12' 3" (5.69m x 3.73m) At widest points. Outlook to front, tiled floor, ample space for casual dining.



KITCHEN/DINER 18' 7" x 8' 5" (5.66m x 2.57m) At widest points. Outlook to front, fitted kitchen with range of high and low level units, laminate effect worktop, stainless steel single drainer sink with side drainer and chrome taps, space for dishwasher, built in 4 ring touch screen ceramic hob with built in extractor fan, part tiled walls, tiled floor, built in high level oven and grill, built in wine rack, larder storage cupboard with additional built in shelving, broom cupboard.



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UTILITY ROOM: 11' 0" x 9' 2" (3.35m x 2.79m) At widest points. Range of high and low level units, laminate effect worktops, double stainless steel sink with side drainer and chrome taps, built in storage cupboard, plumbed for washing machine, plumbed for tumble dryer, space for fridge/freezer, tiled floor, access to Worcester Bosch gas boiler.



LOUNGE: 17' 8" x 13' 0" (5.38m x 3.96m) At widest points. Art deco tiled fireplace with gas coal fire and wooden mantelpiece, uPVC double glazed french doors rear garden.



SHOWER ROOM: White suite comprising low flush WC, pedestal wash hand basin with chrome taps, corner shower unit with glass sliding door, Mira electric shower with telephone attachment, fully tiled walls, tiled floor.



BEDROOM (2): 12' 5" x 11' 0" (3.78m x 3.35m) At widest points. Outlook to rear, built in cupboards with sink unit.



BEDROOM (3): 9' 7" x 9' 2" (2.92m x 2.79m) At widest points. Outlook to rear, range of built in shelving. Sink unit.

BEDROOM (4): 10' 6" x 9' 2" (3.2m x 2.79m) At widest points. Outlook to front, built in cupboards with sink and pedestal.



First Floor

LANDING: Two built in storage cupboards, access hatch to roofspace, panoramic glass window with uninterrupted views across Belfast.

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PRINCIPAL BEDROOM: 21' 0" x 16' 10" (6.4m x 5.13m) At widest points. Panoramic views across Belfast, range of built in Sliderobes and storage, sink with chrome taps and built in vanity unit, uPVC double glazed sliding door to enclosed sun terrace with uPVC double glazing and outlook across mature rear garden.

ENSUITE BATHROOM: White suite comprising low flush WC, pedestal wash hand basin with chrome taps, walk in shower unit with fixed glass door, electric shower with telephone attachment, uPVC cladded walls, vinyl flooring, Jacuzzi bath with chrome taps and jet outlets, chrome heated towel rail.



BEDROOM (5): 11' 5" x 10' 0" (3.48m x 3.05m) At widest points. Outlook to side.



Outside

FRONT Sweeping tarmac driveway with off-street parking for several cars, paved walkway and sun terraced area with covered entrance leading to front door.

INTEGRAL DOUBLE GARAGE: 33' 5" x 15' 10" (10.19m x 4.83m) At widest points. Roller shutter, additional built in storage and shelving.

REAR GARDEN Extensive enclosed landscaped rear garden with Southerly aspect and vast array of shrubs, trees and hedging, raised lawns area.



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Location:

Coming up the Ballygowan Road, turn right on to Church Road then immediately left on to Rosemount Park. Number 12 is located on the left hand side.



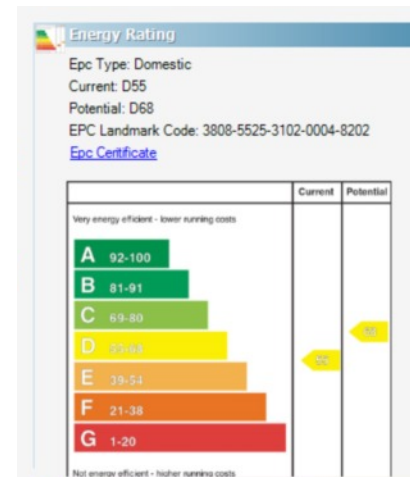
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