



## 46 Mount Merrion Avenue, Rosetta, Belfast, BT6 0FR

**Asking Price £249,950**

46 Mount Merrion Avenue is an extended, refurbished semi detached home within the popular and convenient location of the Rosetta, close to all amenities such as Forestside Shopping Centre, the shops cafés and restaurants off the Ormeau Road and leading schools both primary and post primary.

Offering three bedrooms upstairs and a contemporary layout downstairs comprising lounge / dining open plan to modern fitted kitchen and utility room, we are confident this home will have a wide appeal. In addition the property also benefits from a gas heating system, double glazing, off street parking leading to a detached garage and a superb patio and wooden decked area that captures the afternoon sun.

An excellent home in a great location.

- Extended & Modernised Semi Detached Home
- Lounge Open To Dining Area
- Utility Area To Rear Of Kitchen
- Gas Heating/Double Glazed
- Detached Garage
- Three Bedrooms
- Modern Fitted Kitchen
- Contemporary White Bathroom Suite 1st Floor
- Driveway With Ample Parking
- Enclosed Patio & Decked Area To Rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		63	66
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC



### The Accommodation Comprises



Upvc front door with glazed side panel and fan light to the entrance hall.

### Entrance Hall



Walnut effect laminate flooring.

**Lounge / Dining 23'5" x 9'8" (7.14m x 2.95m)**



**At widest points.  
Walnut effect laminate flooring, Open plan to fitted kitchen.**





**Modern Fitted Kitchen 18'4 x 5'10 (5.59m x 1.78m)**



Excellent range of high and low level built in units, marble effect work tops, illuminated glazed display cabinets, concealed lighting. Built in 4 ring ceramic hob & stainless steel overhead extractor fan, stainless steel splash back, integrated fridge freezer and dish washer, tiled splash back, breakfast bar, spotlights.



**Utility Area 8'8 x 3'1 (2.64m x 0.94m)**



Plumbed for washing machine.

**First Floor**

**Bedroom One 10'8 x 10'1 (3.25m x 3.07m)**



**Bedroom Two 10'8 x 10'7 (3.25m x 3.23m)**





**Bedroom Three 7'3 x 6'3 (2.21m x 1.91m)**



**Contemporary Bathroom Suite**



Comprising Rosberry colour ,P-Shaped bath, with panel in peacock blue finish, mixer taps and telephone hand shower, additional shower unit above, shower screen, matching sink unit with mixer taps and storage below in a peacock blue finish,, low flush W/C. Fully tiled walls, decorative tiled floor. Victorian style radiator with heated towel rail attached.



## Landing



Access to roof space via fold down ladder, floored area for storage.

## Outside Front

Easily maintained flagged area to front.  
Driveway with parking leading to detached garage.

## Detached Garage

## Outside Rear

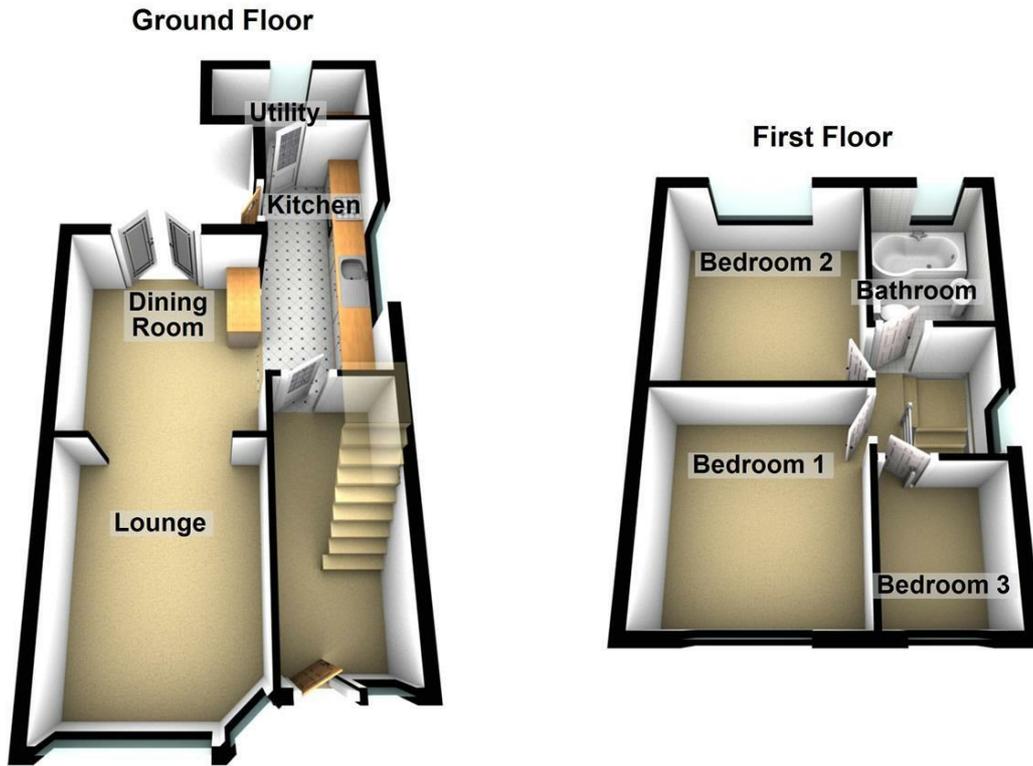


To the rear the property benefits from a flagged patio area leading to a large decked patio area that wraps around the rear of the garage.

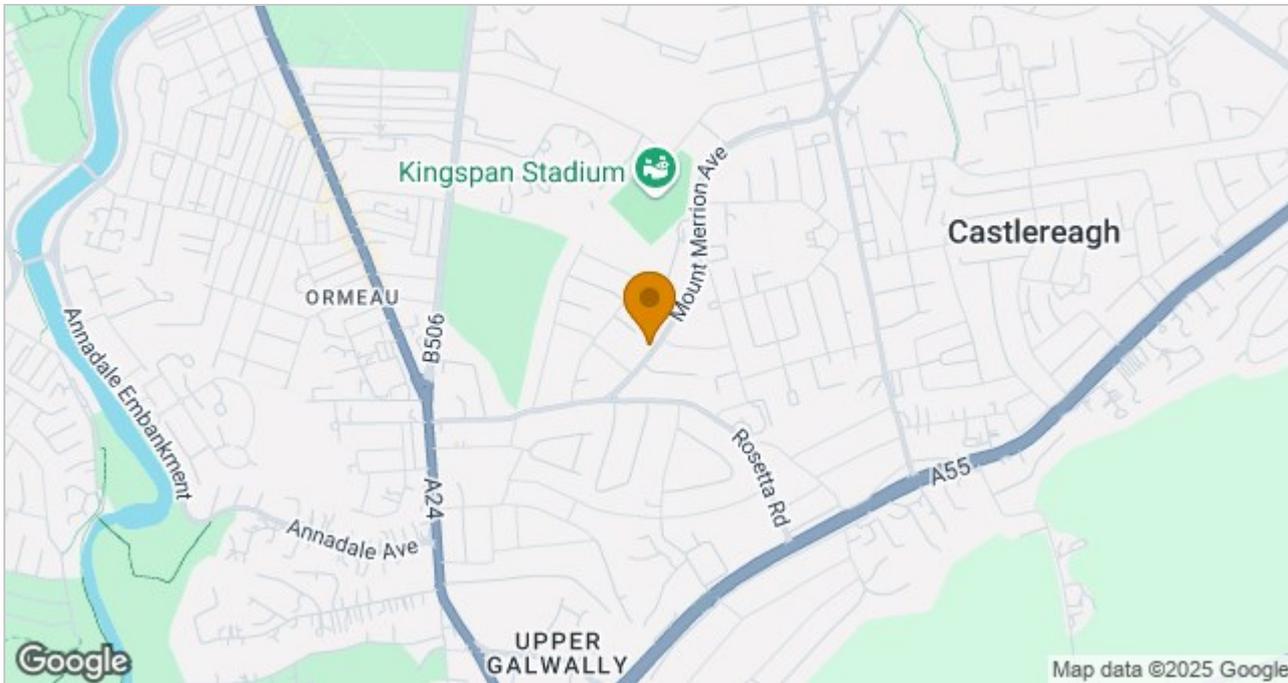




## Floor Plan



## Area Map



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 of representation of fact, but must satisfy themselves by inspection 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.

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