



20 Rosemount Park, Jordanstown, BT37 0NL

Offers Over £275,000

- Detached villa in popular residential cul de sac
- 2 Reception rooms
- Bathroom with modern white suite
- Gas fired central heating
- Generous site
- 3 Bedrooms
- Kitchen
- Double glazing
- uPVC fascia and rainwater goods
- Garage (18' 4 x 16' 9)

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This red brick detached villa occupies a generous site within a highly regarded residential area, offering excellent family accommodation and superb potential for a wide range of buyers. The property comprises three well-proportioned bedrooms, along with two separate reception rooms, providing flexible living and entertaining space. The home also benefits from a fitted kitchen and a modern white bathroom suite, adding to its comfortable and practical layout. Externally, the property is positioned on a generous plot and further benefits from a large garage with planning permission for conversion into additional living accommodation. Properties of this type in such a desirable location rarely remain on the market for long, therefore early viewing is highly recommended to fully appreciate all that this home has to offer.



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

Laminate wood flooring, cloaks cupboard

CLOAKS

Low flush WC, pedestal wash hand basin, downlighters

LOUNGE

18'4" x 10'5"

Feature fireplace with open fire, French doors to rear

DINING ROOM

12'2" x 8'2"

Laminate wood flooring

KITCHEN

12'0" x 8'9"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps and vegetable sink, inlaid hob unit and double oven, stainless steel extractor fan, ceramic tiled flooring, display unit, tiling, plumbed for dishwasher, larder storage

FIRST FLOOR

LANDING

Access to roofspace by Slingsby type ladder

BEDROOM (1)

14'1" x 9'1"

BEDROOM (2)

10'6" x 8'7"

Including built in robes, views of Cavehill

BEDROOM (3)

14'1" x 8'11"

BATHROOM

White suite, panelled bath with mixer tap and electric shower, low flush WC, vanity unit, heated towel rail, downlighters, linen cupboard with gas fired boiler

OUTSIDE

Front in lawn

Rear in spacious lawn, paved patio area

uPVC fascia and rainwater goods

Light and tap

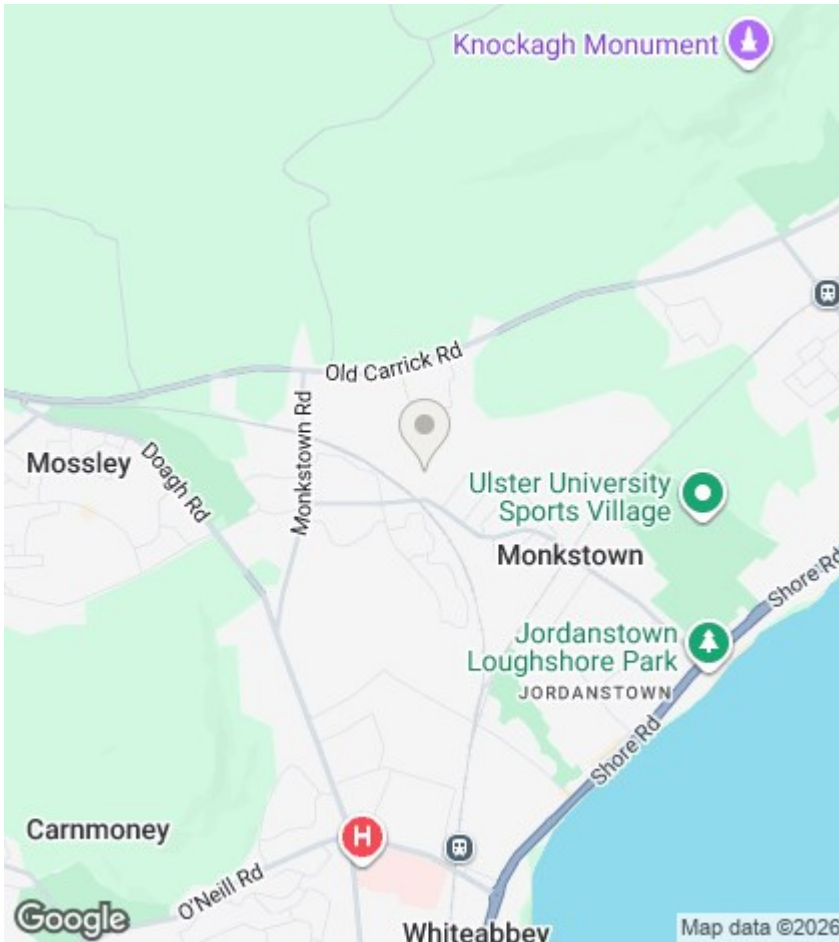
GARAGE

16'9" x 18'4"

Up and over door.

Planning Permission granted for conversion of Garage to additional living accommodation.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

E

| 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 | | 50 | 59 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

Ground Floor

