



21 Mount Merrion Drive
Belfast
BT6 0FX

Asking Price
£159,950

Dougan

RESIDENTIAL

Telephone 028 9030 8855
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KEY FEATURES

- Very Well Presented Semi-Detached Family Home Located In The Rosetta Area of South East Belfast
- Superb Location With Many Local Amenities & Schools Close At Hand
- Bright & Spacious Open Plan Living Room / Rear Dining Room
- Modern Fully Fitted Kitchen
- Three Generous Sized Bedrooms
- Recently Fitted First Floor Family Bathroom
- Front Garden And Driveway Parking
- Paved Rear Garden
- Detached Garage
- Gas Fired Central Heating
- uPVC Double Glazed
- Early Viewing Advised To Appreciate This Superb Family Home



SUMMARY

Very well presented semi-detached family home located in a popular and convenient residential area just off the Rosetta Road in South East Belfast. This property boasts ease of access to many of the provinces leading primary, secondary and grammar schools, main arterial routes, Forestside Shopping Centre and Belfast City Centre itself.

Internally the property comprises a bright and spacious open plan living room /rear dining room and a modern fully fitted kitchen on the ground floor.

To the first floor are three bedrooms and a recently fitted family bathroom in white suite.

The property also benefits from front and rear gardens, detached garage, driveway parking, and gas fired central heating and uPVC double glazed windows throughout.

Early viewing advised to appreciate this superb family home. Viewing strictly by appointment.



ACCOMMODATION

Ground Floor

ENTRANCE HALL: PVC Double glazed door to entrance hall.

Under stair storage. Gas Boiler.

LIVING ROOM OPEN TO DINING ROOM 24' 9" x 9' 8" (7.54m x 2.95m) Laminate wooden flooring. PVC double glazed doors to rear garden area.

KITCHEN: 14' 2" x 6' 4" (4.32m x 1.93m) Excellent range of high level and low level units. Single drainer stainless sink unit with chrome mixer taps. Space for fridge/freezer. Plumbed for washing machine. Plumbed for dishwasher. 4 ring electric hob with extractor fan over. Integrated electric oven. Formica work surfaces. Low voltage recess lighting. Ceramic tiled floor. Partly tiled walls.

First Floor

BEDROOM (1): 10' 8" x 10' 1" (3.25m x 3.07m) Built in slide robes.

BEDROOM (2): 10' 7" x 9' 9" (3.23m x 2.97m) Built in wardrobes. Hot Press.

BEDROOM (3): 6' 5" x 6' 5" (1.96m x 1.96m)

BATHROOM: Recently installed white suite comprising of panel bath with Mira power shower over. Low flush WC and pedestal wash hand basin with chrome taps. Fully tiled walls.

Outside

DETACHED GARAGE: 19' 0" x 9' 6" (5.79m x 2.9m)

Paved rear garden area

Tarmac Driveway

Front garden









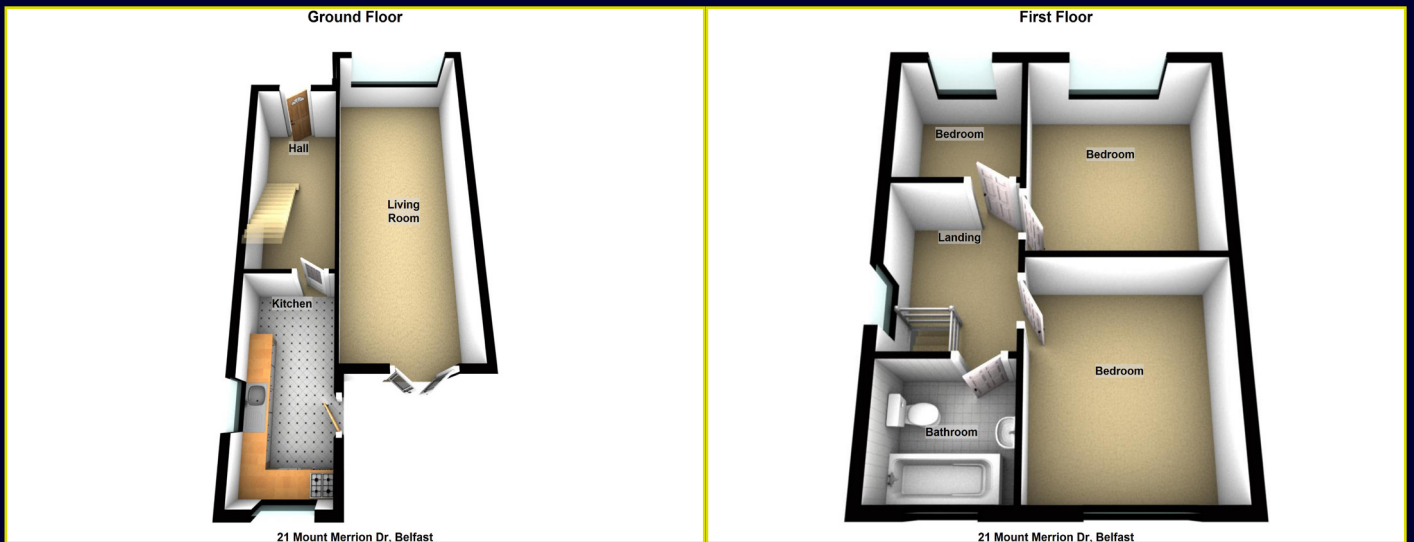




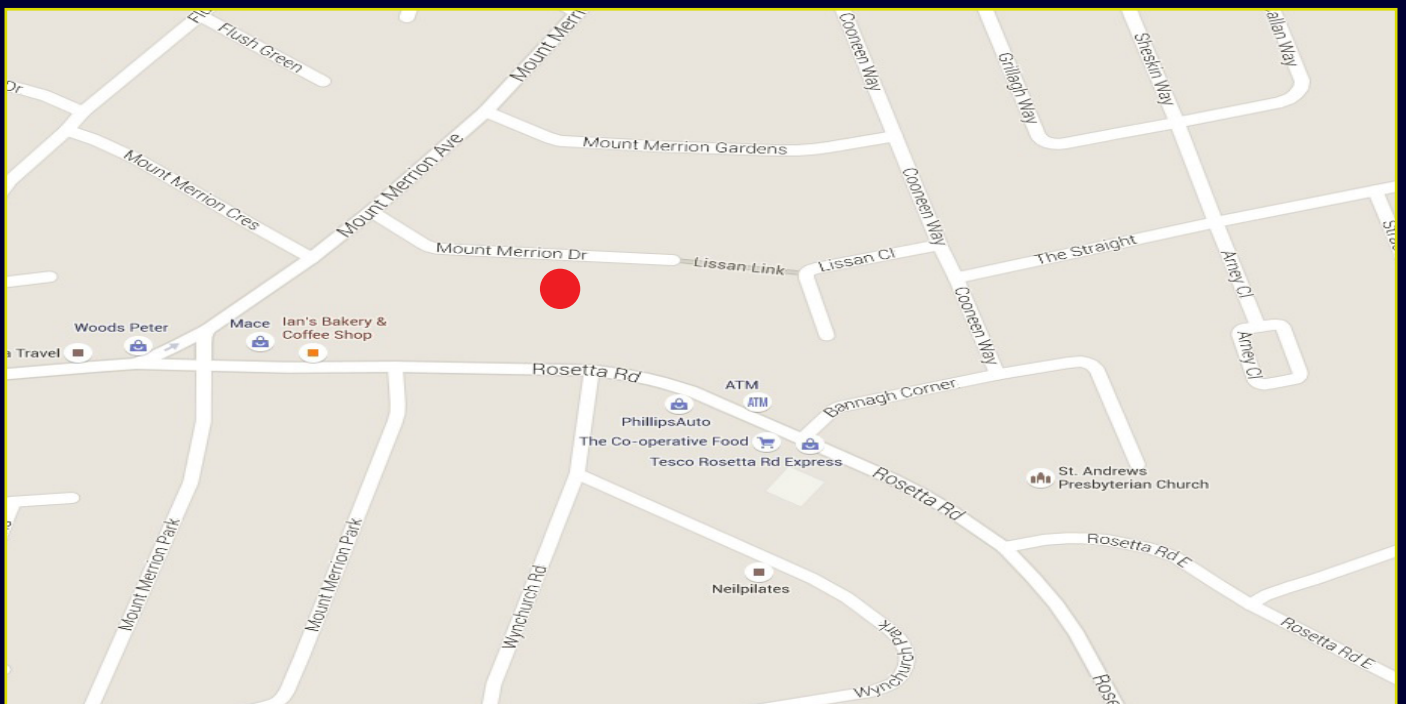




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



DIRECTIONS Travelling on the Rosetta Road away from the Upper Knockbreda Road, at the traffic lights turn right on to Mount Merrion Avenue and then right on to Mount Merrion Drive. Number 21 is situated on the right hand side.

EPC

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		69
D 55-68		
E 39-54	54	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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