

Dougan

RESIDENTIAL

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3 Rosepark Meadows
Stormont, Belfast, BT5 7TL

Asking Price £349,950

KEY FEATURES

- Substantial Detached Family Home C.2,000 Sq FT
- Stormont Estate, Ballyhackamore And Many Amenities Within Walking Distance
- Excellent Location On The Glider Route Linking Belfast City Centre
- Bay Fronted Living Room With Feature Fireplace
- Rear Dining Room With Doors To Rear Garden
- Family Room Open To A Modern Kitchen With Granite Work Tops
- Four Double Bedrooms / Master Bedroom With Luxury Ensuite
- Contemporary Family Bathroom With Separate Shower Cubicle
- Large Floored Roofspace
- Downstairs W.c And Cloakroom
- Private And Enclosed Rear Garden With Patio
- Driveway Parking / Integral Garage With Utility Space
- Gas Fired Central Heating / Double Glazing
- Quiet Cul-De-Sac Position Early Viewing Advised



SUMMARY

A substantial detached family home located in a quiet cul-de-sac within an established residential area within easy walking distance of the Stormont Estate and Gardens. This perfect family home boasts ease of access to Belfast city centre, Ballyhackamore and an array of coffee shops and local amenities with the Glider service being close at hand.

The accommodation briefly comprises of a modern kitchen, three reception rooms and a downstairs w.c on the ground floor. Four double bedrooms (master with ensuite) and a luxury family bathroom with separate shower cubicle are to the first floor.

The property occupies a generous plot and benefits from a private and enclosed rear garden with patio, driveway parking leading to an integral garage with utility area, and a mature front garden.

Early viewing is advised to appreciate this fine family home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Hard wood front door, wood strip flooring, cornicing, dado rail

CLOAKROOM: Under stair storage

DOWNSTAIRS W.C.: White suite, low flush w.c, pedestal wash hand basin with chrome taps, tiled floor, partly tiled walls

LIVING ROOM: 18' 0" x 11' 4" (5.49m x 3.45m) Bay window, feature gas fire with exposed brick surround, railway sleep mantle and tiled hearth, cornicing

DINING ROOM: 16' 4" x 11' 4" (4.98m x 3.45m) Wood strip flooring, sliding door to rear garden

KITCHEN WITH BREAKFAST AREA : 17' 2" x 10' 5" (5.23m x 3.18m) Excellent range of high and low level units with chrome handles, granite work surfaces with matching upstands, stainless steel sink unit, space for range oven and hob, chrome extractor fan, integrated dishwasher, space for fridge freezer, feature island with breakfast bar, spot lighting, tiled floor

Feature arch open to family room

FAMILY ROOM: 12' 6" x 10' 6" (3.81m x 3.2m) Wood strip flooring

First Floor

LANDING: Access to large floored roofpace with floored roofspace

MASTER BEDROOM: 13' 8" x 11' 4" (4.17m x 3.45m)

ENSUITE SHOWER ROOM: Luxury suite comprising of a fully tiled shower cubicle with drench style fitting, wash hand basin with chrome taps and storage under, low flush w.c, heated chrome towel radiator, tiled floor, partly tiled walls, spot lighting

BEDROOM (2): 12' 6" x 11' 6" (3.81m x 3.51m)

BEDROOM (3): 14' 5" x 10' 5" (4.39m x 3.18m)

Large storage area in the eaves

BEDROOM (4): 10' 5" x 10' 4" (3.18m x 3.15m)

FAMILY BATHROOM: Contemporary suite comprising of a panel bath with chrome taps, fully tiled shower cubicle, wash hand basin with chrome taps and storage under, low flush w.c, spot lighting, tiled floor, partly tiled walls

Outside

INTEGRAL GARAGE: 16' 4" x 10' 5" (4.98m x 3.18m) Utility area, plumbed for washing machine, space for tumble dryer, garage roller door

Large professionally built timber store to side of house with front access. Additional timber garden shed.

Private and enclosed rear garden laid in lawn with patio area, mature shrubs. Front garden laid in lawn with mature shrubs and rose bushes.

Brick paviour driveway to the front with parking for several vehicles.





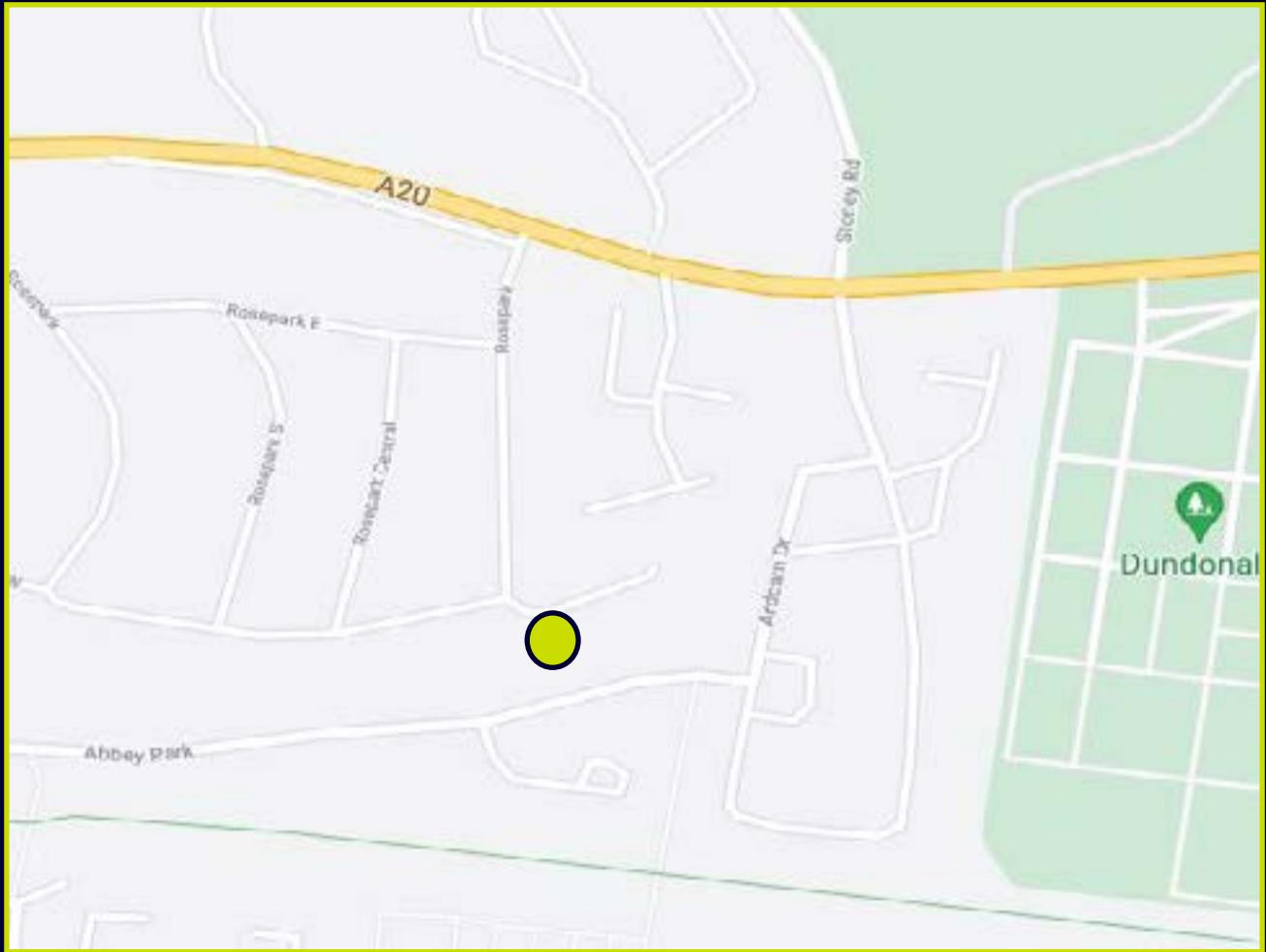




FLOOR PLANS
(NOT TO SCALE)



LOCATION MAP



DIRECTIONS : Travelling along the Upper Newtownards Road towards Dundonald, turn right into Rosepark at the entrance beside Stormont Veterinary Clinic. At end of the street turn left into Rosepark Meadows. Number 3 is on the right hand side.



EPC



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