

simon**BRIEN**
RESIDENTIAL

114 The Rose Garden,
Belfast, BT17 9GY



Offers Over £159,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Recently Constructed Ground Floor Apartment In An Extremely Popular Development
- High Specification & Turnkey Finish Throughout
- Two Double Bedrooms
- Luxury Fitted Kitchen Open Plan To Living And Dining Area With Doors Leading To Communal Garden
- Modern Bathroom Suite
- Aluminium Double Glazed Windows
- Gas Central Heating
- Lift Access
- Allocated Parking And Visitor Parking Spaces
- Within Walking Distance Of Railway Station And Bus Stop, & Convenient To Dunmurry, Lisburn & Belfast



SUMMARY

The Rose Garden is situated in a very popular development nestled between South Belfast and Lisburn just off Queensway, approximately 5.5 miles from Belfast and only 2.5 miles from Lisburn City Centre.

Commuting by either Translink train or bus is very accessible and a link to the M1 Motorway is nearby. This superb development is ideally located to a wide range of schools and colleges.

This stylish recently built apartment has a modern fitted kitchen with integrated appliances open plan to living and dining area, two double bedrooms and a modern bathroom suite. The apartment also has gas heating and double glazing and access to communal gardens with allocated parking.

Internal viewing is recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Wood strip flooring, cloakroom.



KITCHEN WITH DINING AREA: 19' 1" x 8' 3" (5.82m x 2.51m)

Excellent range of high and low level units, stainless steel sink unit, Formica work surfaces, chrome handles, feature under lighting, integrated four ring gas hob and oven with chrome extractor fan over, integrated fridge freezer, plumbed for washing machine, partly tiled walls, tiled floor. Open to:



LIVING ROOM:

11' 5" x 10' 5" (3.48m x 3.18m)

Wood strip flooring, doors to covered paviour patio and south facing communal rear garden.

BEDROOM (1):

12' 9" x 9' 4" (3.89m x 2.84m)



BEDROOM (2):

15' 1" x 10' 5" (4.6m x 3.18m)



BATHROOM:

White suite comprising a panel bath with chrome fittings, low flush w.c, pedestal wash hand basin with chrome taps and tiled splash back, partly tiled walls, tiled floor.

OUTSIDE

EXTERNAL AREAS:

One allocated parking space. South facing communal garden laid in lawn with brick paviour patio and raised flower beds.



Location



Travelling through Dunmurry toward Lisburn on to Queensway, The Rose Garden is located on the left hand side.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/C/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9606-1637-8022-1100-6103

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