

15 Rosapenna Parade , Belfast, BT14 6GU

Offers Around £115,000

An Extended Semi Detached Villa Holding A Cul De Sac Position Within This Highly Regarded Location.

Holding a prime position within this most sought after location, this impressive extended red brick semi detached villa has benefited from a programme of modernisation works in past years creating the perfect starter home. The extended interior comprises 3 bedrooms, through lounge into bay, extended fitted kitchen incorporating built-in oven and hob and modern white bathroom suite. The dwelling further offers upvc double glazed windows, gas fired central heating, pvc double glazed exterior doors, utility room and benefits from extensive use of wood laminate and ceramic floor coverings. A walled rear and side garden with potential off street parking complemented by every conceivable amenity within walking distance to make this a home not to be missed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

15 Rosapenna Parade

, Belfast, BT14 6GU



- Extended Red Brick Semi Detached Villa
- Modern White Bathroom Suite
- Utility Room
- 3 Bedrooms Through Lounge Into Bay
- Upvc Double Glazed Windows
- Cul De Sac Position
- Extended Fitted Kitchen
- Gas Central Heating

Entrance Hall

Upvc entrance door, ceramic tiled floor, double panelled radiator, under stairs storage, concealed gas boiler.

Through Lounge into Bay

23'11" x 9'4" (7.29 x 2.86)

Wood laminate floor, 2 panelled radiators.

Utility Room

7'6" x 5'4" (2.30 x 1.64)

Plumbed for washing machine, tumble dryer space, ceramic tiled floor, panelled radiator.

Extended Kitchen

9'10" x 7'1" (3.02 x 2.17)

Bowl and a half single drainer

stainless sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, extractor fan, plumbed for dishwasher, fridge/freezer space, partly tiled walls, ceramic tiled floor, upvc double glazed windows.

First Floor

Panelled radiator.

Bathroom

Modern white bathroom suite comprising, panelled bath, shower screen, thermostatically controlled drench shower, telephone hand shower, pedestal wash hand basin, low flush wc, pvc panelled walls

and ceiling, recessed lighting, chrome panelled radiator.

Bedroom

10'11" x 8'5" (3.35 x 2.59)

Panelled radiator.

Bedroom

10'5" x 8'7" (3.18 x 2.64)

Panelled radiator.

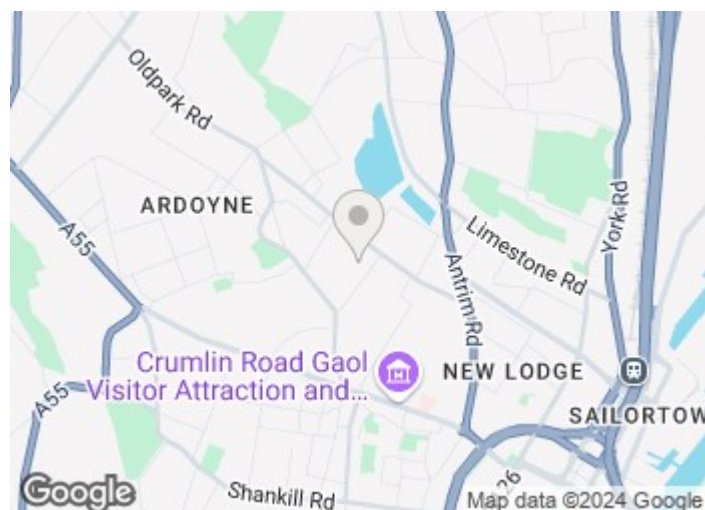
Bedroom

7'0" x 5'11" (2.14 x 1.82)

Panelled radiator.

Outside

Hard landscaped gardens front, side and rear. Rear garden in lawn, outside light and tap.

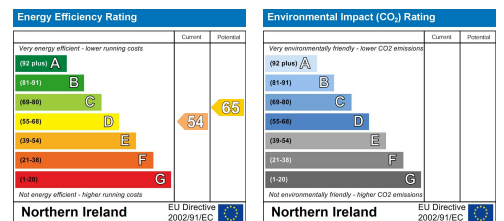


Directions



Floor Plan

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