



## 7 Rosemary Park, Belfast, BT9 6RF

**Price Guide £650,000**

We are pleased to offer for sale this completely renovated and beautifully presented detached family home located just off the Malone Road in South Belfast. Internally the property briefly comprises three reception rooms, newly fitted kitchen, four generous bedrooms and beautiful bathroom suite. Outside there is a beautifully landscaped rear garden in lawn with patio area and generous parking to front with area in lawn along with attached garage. Within close proximity to a range of local amenities, the Lisburn Road, leading primary and secondary schools and arterial routes in and out of Belfast, this stunning home will appeal to a wide range of tenants and therefore we recommend early viewing.

- Completely Renovated Detached Family Home
- Three Excellent Reception Rooms
- Ground Floor Shower Room / Utility / W.C
- Gas Fired Central Heating / PVC Double Glazed
- Upgrades To Include New Roof, Insulation, Windows, Heating, Flooring To Name A Few
- Four Generous Bedrooms
- Newly Fitted Contemporary Kitchen & Family Bathroom Suite
- Landscaped Rear Garden In Lawn With Patio Area, Front Parking, Attached Garage
- Within Easy Rear To A Host Of Amenities Including Leading Schools & Transport Links
- An Ideal Family Home With Nothing To Do Other Than Move In

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Composite front door.

#### RECEPTION HALL



Attractive tiled flooring, recessed spot lighting.

#### LOUNGE 15'5" x 12'5" (4.70 x 3.81)



Feature fireplace, laminate wood flooring.

#### FAMILY ROOM 11'6" x 11'6" (3.51 x 3.51)



Built in storage, laminate wood flooring.

## LIVING ROOM



Contemporary slatted wall panelling, laminate wood flooring. Open plan to kitchen.



## KITCHEN



Excellent range of contemporary high and low units, granite work surfaces, double integrated fridge / freezer, integrated dishwasher, wine fridge, recessed spot lighting, part tiled walls, tiled flooring, velux windows, double PVC doors to garden.





### UTILITY / SHOWER ROOM

Plumbed for washing machine & tumble dryer, enclosed shower.

### CLOAKROOM



Low flush W.C, wash hand basin with storage below.

### ON THE FIRST FLOOR

### BEDROOM ONE 15'5" x 9'6" (4.70 x 2.92)



Laminate wood flooring.

### BEDROOM TWO 12'2" x 11'5" (3.73 x 3.48)



Laminate wood flooring, built in robes.

### BEDROOM THREE 11'6" x 9'8" (3.51 x 2.95)



Built in robes. Laminate wood flooring.

### BEDROOM FOUR 12'0" x 7'6" (3.66 x 2.31)



Excellent range of built in robes. Recessed spot lighting. Laminate wood flooring.

## BATHROOM



Contemporary suite comprising low flush W.C, enclosed shower, panel shower, wash hand basin with storage below, recessed spotlighting.

## OUTSIDE

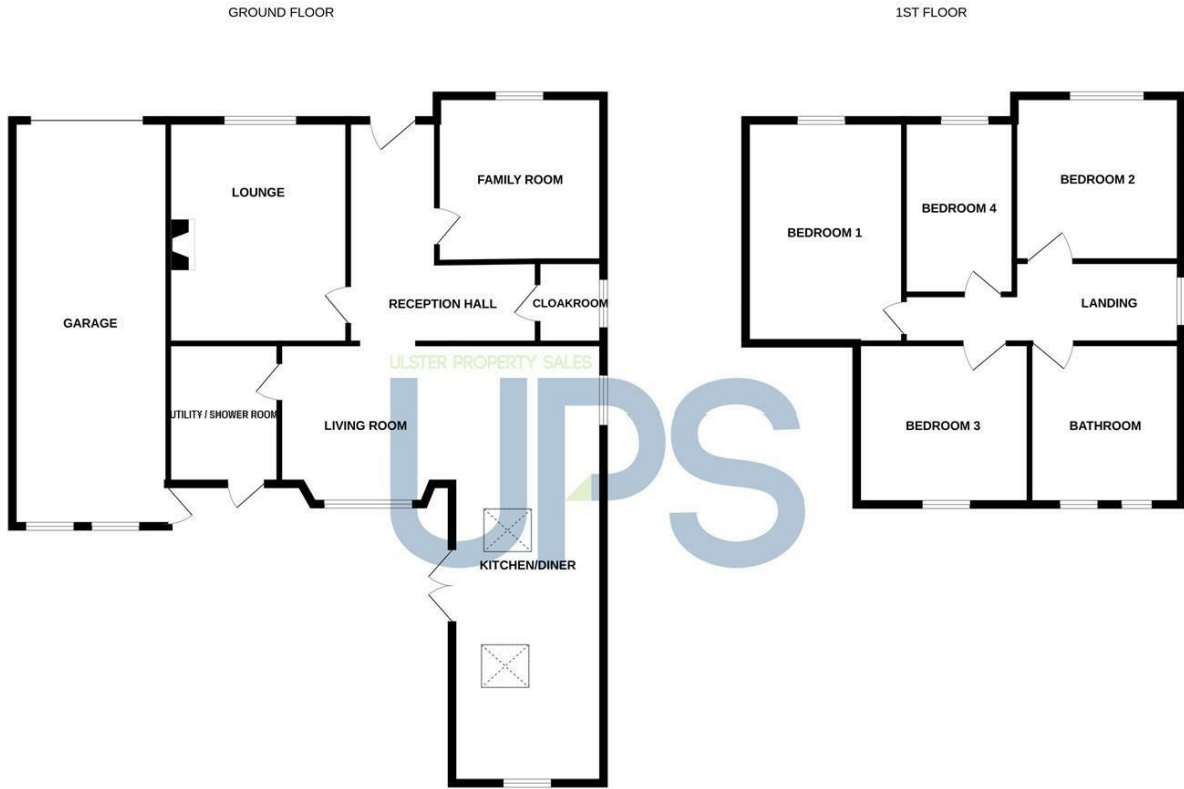


Enclosed rear garden in lawn with spacious patio. Excellent driveway to front providing ample off street parking.



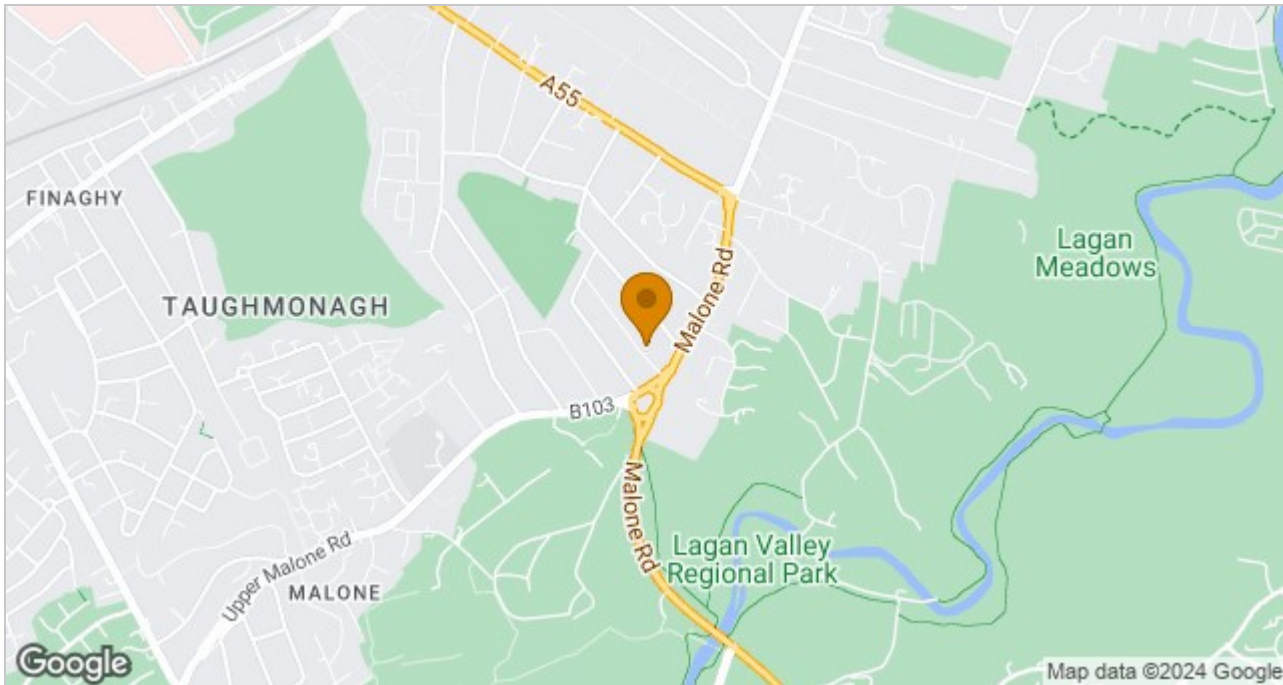


# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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