

139 Mount Merrion Park, Belfast,  
County Antrim, BT6 0GA

**Asking Price: £234,950**

 **Reeds Rains**

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139 Mount Merrion Park, Belfast, County Antrim, BT6

Asking Price: £234,950 To be advised

An impressive Red Brick Semi-Detached Home.

## DESCRIPTION

We are delighted to offer for sale this impressive red brick semi-detached home, in the highly sought after residential location of, Rosetta in South East Belfast.

The home offers generous accommodation throughout to include a bright living and dining room with bay window, a good sized kitchen with integrated appliances, a lean to conservatory, three well appointed bedrooms, and an excellent bathroom suite.

Externally, there is a tarmac driveway, a detached garage, and a superb rear garden which has been laid in lawn, with plants and shrubs.

The location offers a short commute to the Belfast City Centre, Ormeau Road, and local amenities such as Forestside Shopping Centre. The home is also in the catchment area for many leading primary, secondary, and grammar schools.

We would recommend early viewing to avoid missing out on all that this property has to offer.

## GROUND FLOOR

### Entrance Hall

Welcoming entrance with PVC front door, and under-stair storage cupboard.

### Living & Dining Room

24' x 9'9" (7.32m x 2.97m)

Bright living and dining room with cornicing, bay window and open fire.

### Kitchen

15' x 6'4" (4.57m x 1.93m)

Modern kitchen with 1.5 drainer with mixer tap, extractor hood and integrated appliances,

including a fridge freezer and an electric hob and oven. The kitchen has been finished with a tiled floor and tiled walls, and tongue and groove panelled ceiling.

### Conservatory

9'9" x 7'3" (2.97m x 2.2m)

Bright conservatory with outlook to the rear garden.

## FIRST FLOOR

### Bedroom One

11' x 9'8" (3.35m x 2.95m)

Spacious double bedroom with hard wood flooring, built-in robes and outlook to the rear.

### Bedroom Two

10'5" x 9'8" (3.18m x 2.95m)

Double bedroom with built-in robes, hardwood flooring and outlook to the front.

### Bedroom Three

6'6" x 6'5" (1.98m x 1.96m)

Generous single bedroom with carpet and outlook to the front.

### Bathroom

15' x 6'3" (4.57m x 1.9m)

Fully tiled bathroom suite, with shower cubicle and electric overhead shower unit, a separate bath, low flush wc, and wash hand basin with mixer tap and vanity unit.

## OUTSIDE

There is a tarmac driveway and small area with plants and shrubs to the front, a superb rear garden laid in lawn and a detached garage.

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## All Measurements

All Measurements are Approximate.

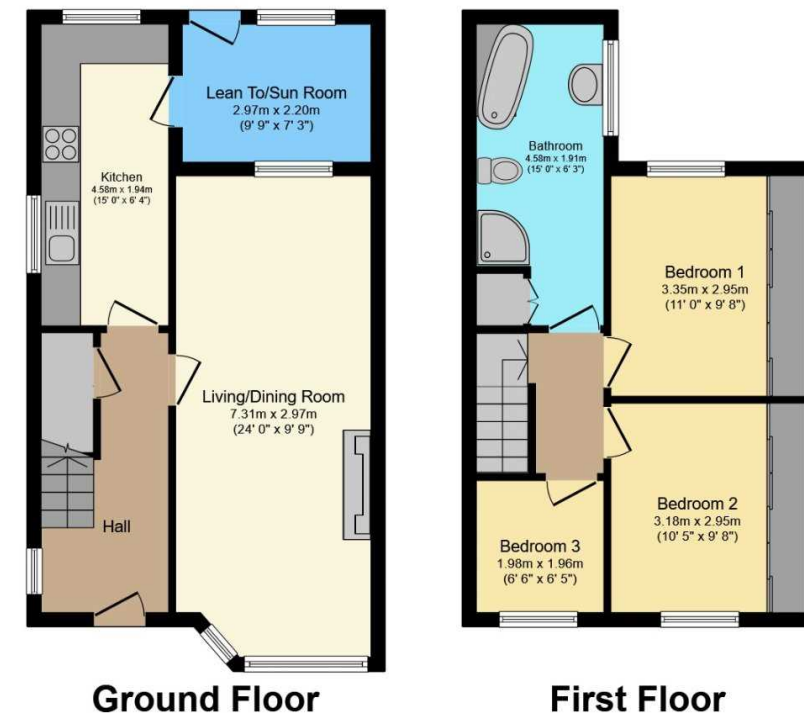
## Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

## Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 84.0 m<sup>2</sup> (904 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)