



## 22 Rosetta Drive, Belfast, BT7 3HL

**Asking Price £299,950**

Located in the Upper Ormeau/ Rosetta area, you'll be spoiled for choice with an array of cafes and restaurants to explore, perfect for those who enjoy dining out or grabbing a coffee with friends. The nearby Forestside Shopping Centre provides ample opportunities for retail therapy, ensuring you have everything you need right at your doorstep.

For those who love the outdoors, Cherryvale playing fields offer a picturesque setting for leisurely strolls or outdoor activities. And with leading primary and post-primary schools in the vicinity, this property is perfect for those with a young family.

With excellent transport links to Belfast city centre, commuting is a breeze, making this location ideal for professionals working in the city. The accommodation comprises lounge open plan to additional living room, a bright, extended kitchen, dining, living area to rear, providing a spacious and versatile layout for entertaining guests, downstairs w/c / utility area, whilst on the first floor there are two bedrooms, study area overlooking the kitchen and large bathroom suite with free standing claw foot bath and separate shower cubicle. Outside there is a shared driveway to the front and enclosed rear garden laid in lawn.

An excellent home in superb location.

- Extended Semi Detached Home
- Lounge Open Plan to Additional Living Room
- Downstairs shower w/c
- Bathroom Suite With Separate Shower On First Floor
- Shared Driveway
- Two Bedrooms Plus Study Area
- Fantastic Kitchen Dining Living Area
- Utility Area
- Gas Heating
- Enclosed Rear Gardens

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			



**Lounge 12'6 x 10'3 (3.81m x 3.12m)**



(into bay) Tiled fire-place with wooden surround housing an open fire. Floorboards sanded and varnished. Open to:

**Entrance Hall**



Hardwood stained glass panelled front door to entrance hall. Timber flooring.



**Living Room 12'3 x 10'0 (3.73m x 3.05m)**



Cast iron fire-place. Floor boards sanded and stained. Bi folding doors providing access to extended kitchen/dining.



**Kitchen/Dining/Living 18'0 x 15'3 (5.49m x 4.65m)**



At widest points. Excellent range of Shaker style kitchen units with granite work tops, plumbed for American style fridge freezer, 1 1/2 bowl stainless steel sink unit with mixer taps, slim line dish-washer. Centre island with matching granite work tops, Part tiled walls. Spot-lights. Tiled flooring. Pvc patio doors with glazed side panels providing access to rear garden.

### Utility Area



Plumbed for washing machine



## Down-stairs Shower Suite



Comprising walk in shower cubicle with Mira shower unit, wash hand basin with mixer taps, low flush w.c Fully tiled walls. Tiled flooring.

## First Floor



## Bedroom One 16'3 x 12'2 (4.95m x 3.71m)



(into bay) Floor boards sanded and stained. Tiled fireplace with wooden mantle.



### Bedroom Two 10'0 x 10'0 (3.05m x 3.05m)



Floor boards sanded & painted.

### Study Area



From the landing access leads to study area, that overlooks kitchen / dining and in turn leads to bathroom suite.



### White Bathroom Suite



Comprising free standing cast iron roll top bath, Duravit sink unit with mixer taps, low flush w.c Separate corner shower cubicle with chrome drench head shower fitting. Part tiled walls, Spot-lights.



### Outside Front

Front garden area bordered by mature hedging. Shared driveway giving access to rear.

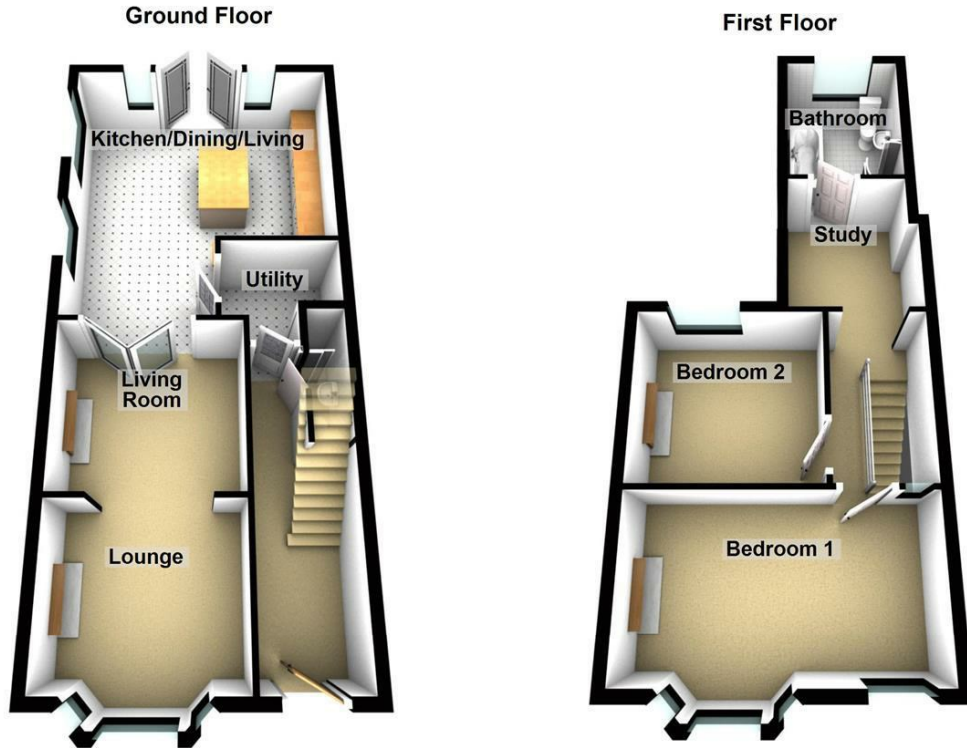
### Outside Rear



Flagged patio area and garden laid in lawn, bordered by timber fencing.

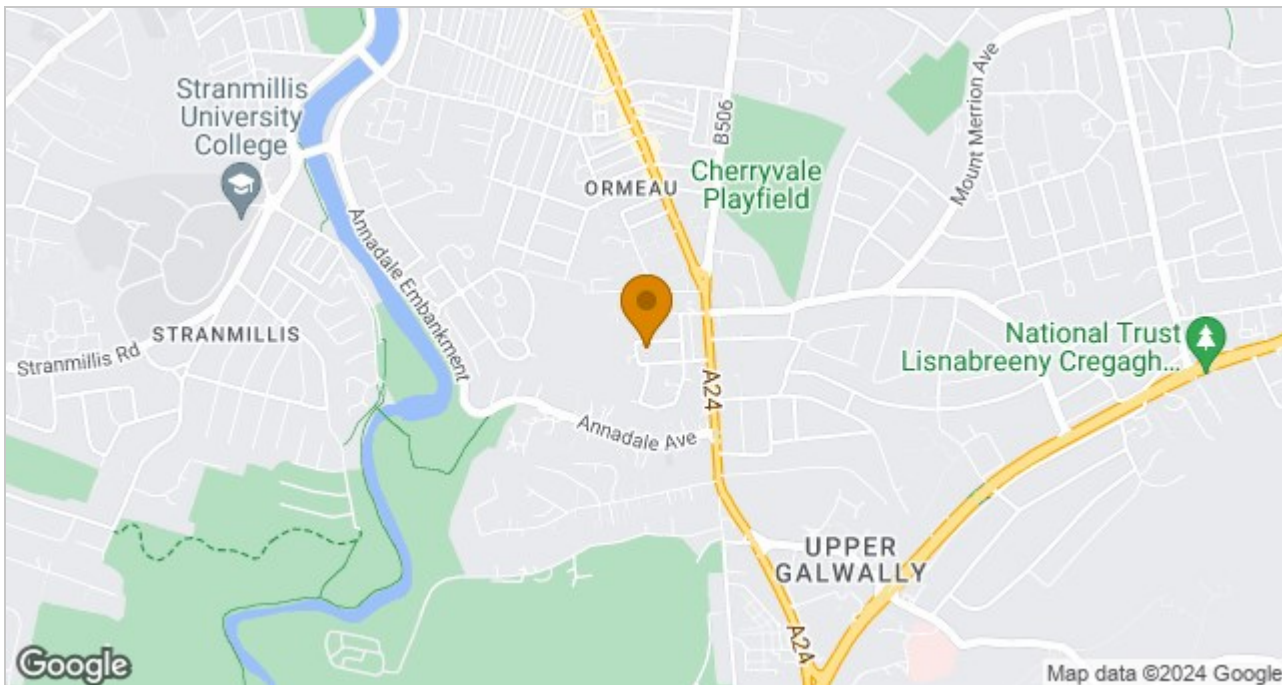


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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