

# 60 RODDENS CRESCENT

Belfast, BT5 7JP

Offers around £199,950

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## SEMI-DETACHED | 3 🛏 | 1 🗁 | 1 🖼

We are delighted to bring to the market this well presented, spacious, three bedroom semi-detached property, set just off the Glen Road in East Belfast.

# **KEY FEATURES**

- Ease of Access to Belfast City Airport and Belfast City Centre for the Daily Commuter
- Close Proximity to Local Leading Primary and Secondary Schools
- Within 5 Minutes' Drive to Both Ballyhackamore and Belmont Villages
- Three Well Appointed Bedrooms
- Bright and Spacious Hallway
- Open Plan Living Dining Room with Open Fireplace
- Modern Fitted Kitchen with Access to Rear Garden
- Contemporary Shower Room with Modern White Suite
- Tarmacked Driveway with Excellent Off Street Parking
- Enclosed Rear Garden Ideal for Outdoor Entertaining
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Early Viewing Highly Recommended
- Broadband Speed Ultrafast





#### BELFAST BRANCH 028 9065 3333

### **ROOM DETAILS**

#### Ground Floor

- Entrance Hall
- Open Plan Living/Dining 22'8" x 11'
- Kitchen

#### First Floor

- Landing
- Bedroom One 12'5" x 11'
- Bedroom Two 11' x 10'4"
- Bedroom Three 9'5" x 6'11"
- Shower Room
- Partly Floored Roof Space Accessed via Ladder

#### Outside

- Garden to Rear
- Part Paved Raised Area
- Tarmacked Driveway
- Steps to Front Door









#### DIRECTIONS

Coming up the Glen Road, turn right on to Roddens Crescent after the shops. Number 60 is located on the right hand side of the street.

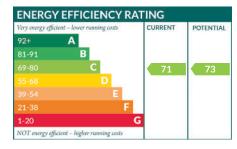




# THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.









**OUR BRANCHES** 

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