

simon**BRIEN**  
RESIDENTIAL

19 Rosscoole Gardens,  
Belfast, BT14 8JH



Asking Price £194,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Superb Semi Detached Property In Popular Development
- Three Generous Bedrooms, Master With Ensuite
- Living Room With Fireplace
- Modern Fitted Kitchen Open Plan To Dining With Double Doors Leading Outside
- Contemporary Bathroom In White Suite
- Gas Fired Central Heating, UPVC Double Glazed Throughout
- Downstairs WC
- Decked Sitting Area In Enclosed Gardens In Lawn
- Popular And Convenient Residential Location Close To Many Local Amenities And Schools With Belfast City Centre Easily Accessible By Bus Or Car
- Ideal First Time Buyer Purchase Or Buy To Rent With High Demand In The Area
- Early Viewing Recommended

#### SUMMARY

This beautifully presented semi detached property is sure to appeal to first time buyers with very little to do but move your furniture in to. The accommodation comprises of a bright living room with fireplace, downstairs WC, a modern fitted kitchen with excellent dining area leading to the rear garden. Upstairs comprises of three generous bedrooms (master with ensuite) and a modern family bathroom. The property further boasts a spacious site with driveway parking for three vehicles and an enclosed garden in lawn on corner plot. To arrange a viewing please contact our office on 028 9066 8888.



#### GROUND FLOOR

##### RECEPTION HALL:

Composite front door to reception hall with under-stairs storage cupboard



##### DOWNSTAIRS WC:

Ceramic tiled floor, Low flush WC, pedestal wash hand basin, extractor fan



##### LIVING ROOM:

**14' 0" x 11' 1" (4.27m x 3.39m)**

Limestone fireplace with granite inset and electric fire

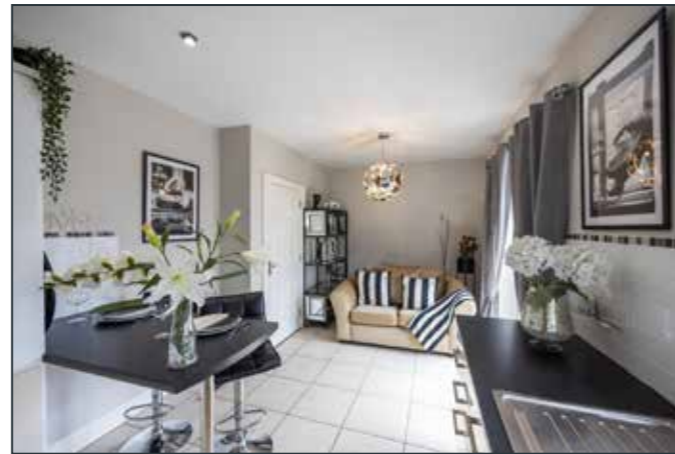


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**KITCHEN/DINING AREA:**  
**18' 4" x 9' 8" (5.58m x 2.95m)**

Ceramic tiled floor, low voltage recessed spotlighting, range of high and low units, 1.5 bowl stainless steel sink unit, integrated dishwasher, integrated fridge freezer, under bench electric oven, 4 ring gas hob, stainless steel extractor fan, part tiled walls, Baxi gas boiler, uPVC double glazed doors leading to wooden decked area



**FIRST FLOOR**

**LANDING:**

Access to floored roofspace, cupboard with shelves



**MAIN BEDROOM:**  
**11' 3" x 10' 2" (3.44m x 3.09m)**



**ENSUITE SHOWER ROOM:**

Ceramic tiled floor, low flush WC, pedestal wash hand basin, chrome heated towel rail, fully tiled shower cubicle, low voltage recessed spotlighting and extractor fan



**BEDROOM (2):**  
**10' 6" x 9' 1" (3.20m x 2.76m)**



**BEDROOM (3):**  
**7' 7" x 7' 7" (2.31m x 2.30m)**





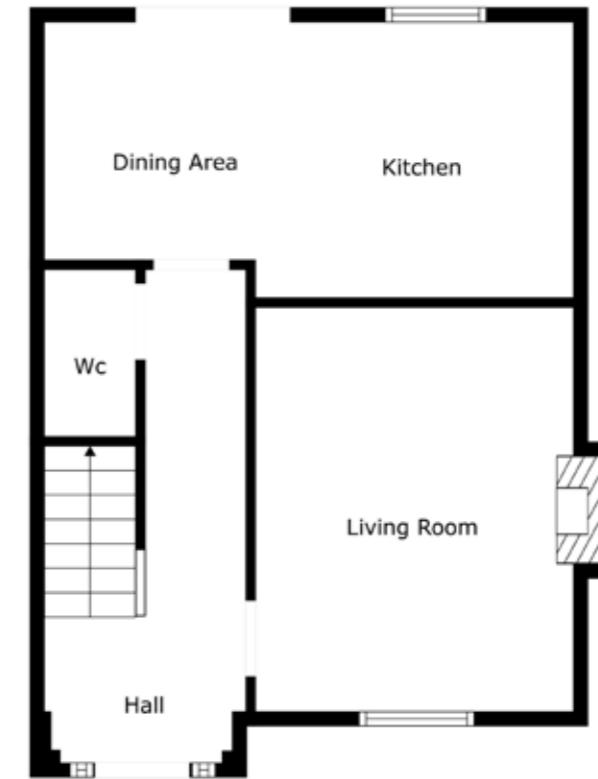
**BATHROOM:**

Ceramic tiled floor, part tiled walls, low flush WC, pedestal wash hand basin, bath with shower above, chrome heated towel rail, low voltage recessed spotlighting

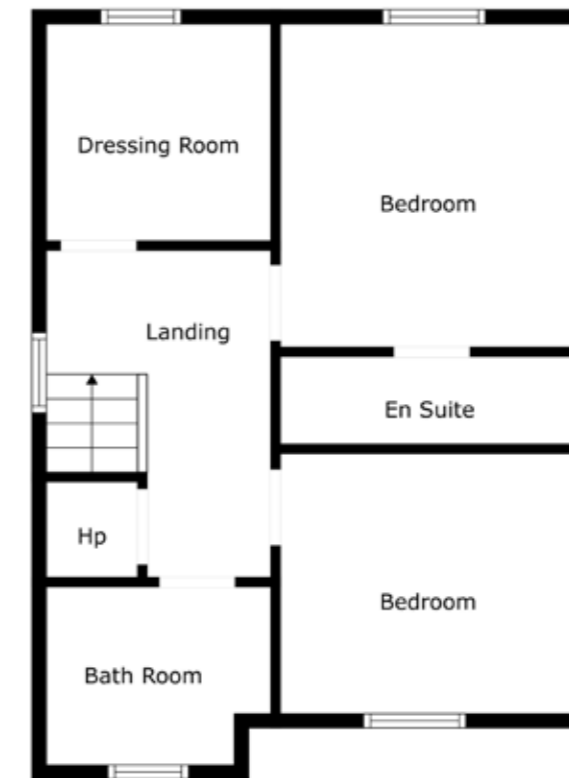


**OUTSIDE**

Corner lots with tarmac driveway parking for three vehicles. Front garden in lawn and enclosed rear garden in lawn with decked sitting area

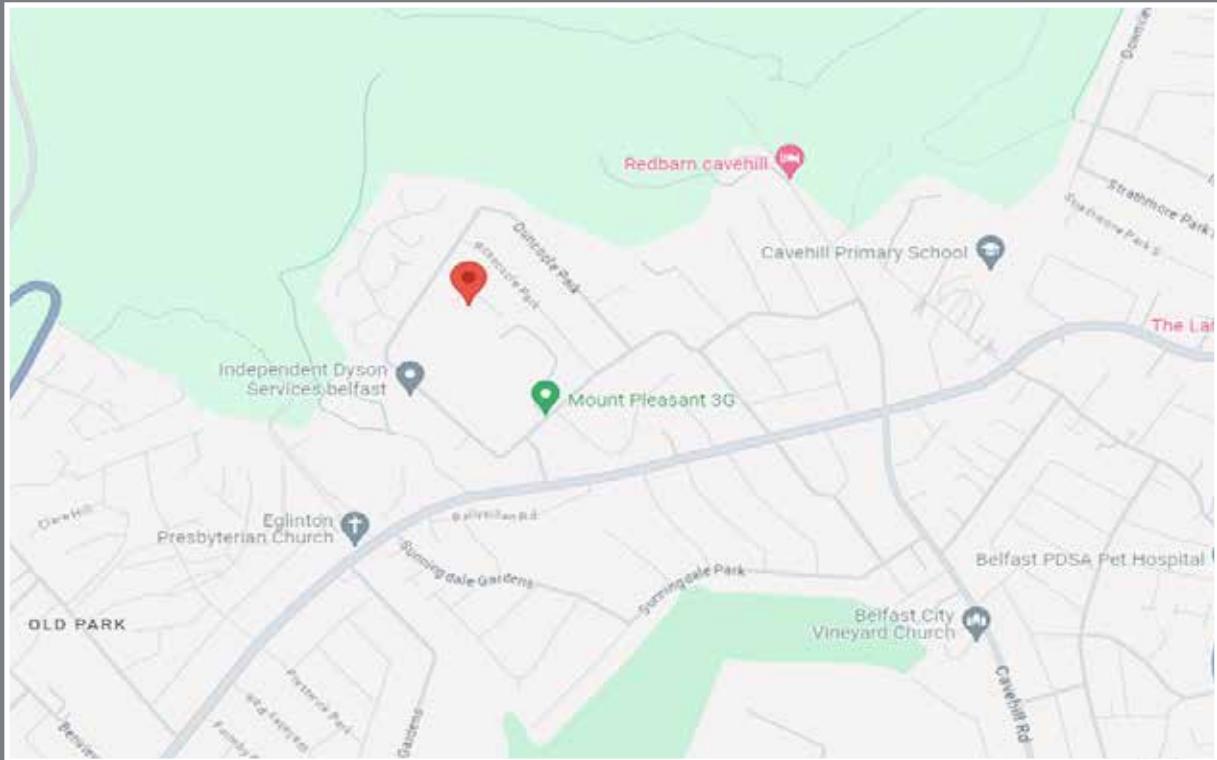


Floorplan Is For Illustrative Purposes Only And Is Not To Scale



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# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/G/24/SD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 6434-3223-0400-0571-0296

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