



## 4 Rosetta Avenue, Upper Ormeau, Belfast, County Antrim, BT7 3HG


**Asking Price £495,000**

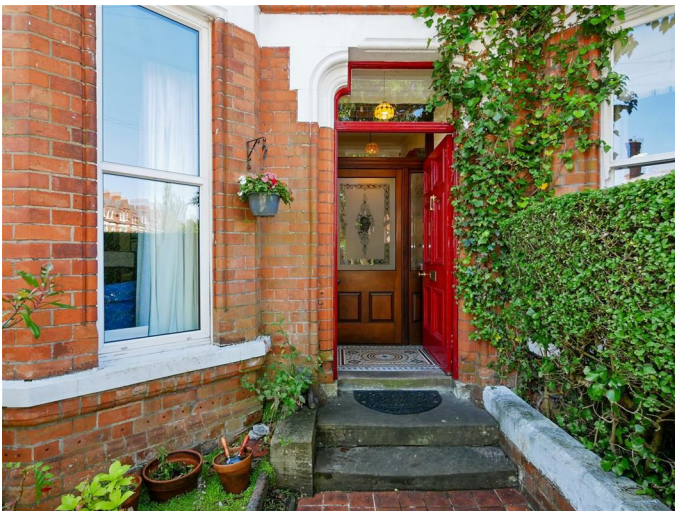
Rosetta Avenue is a wide, tree-lined street at the top of the Ormeau and Ravenhill Road, providing easy access to the various long-standing cafes, restaurants and entertainment facilities as well as the more recent additions that are only adding to the culture and community feel that this area has to offer. Cherryvale and Ormeau Park are also within walking distance hosting various clubs and sporting events and is also in the catchment of some of the most popular primary and post-primary schools.

This particular property has to be seen to be believed, with its fantastic blend of period features and contemporary living. On the ground floor there are two reception rooms and extended kitchen / dining & utility area to the rear that open out to the private rear garden & downstairs w/c, on the first floor there are two bedrooms and upstairs lounge / study with added bonus of a reading room, whilst on the second floor there are three further bedrooms and bathroom suite.

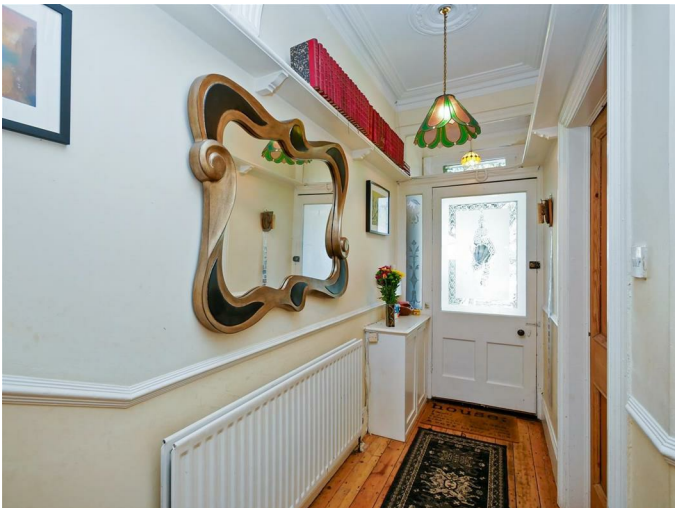
The property also benefits from a gas heating system and double-glazed windows.

- Beautiful Red Brick End Terrace Town House
- Two Reception Rooms and Additional Study
- White Bathroom suite and Ground Floor W.C
- Gas Heating / Double Glazed
- Period Style Property dating from 1890 with many Original Features
- Five Good Sized Bedrooms
- Extended Kitchen / Dining Room with Utility area
- Spacious Accommodation Measuring over 2000 square feet
- Enclosed Gardens to Front and Rear
- Unrivalled Location in the Heart of Rosetta

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



### Entrance Hall



Hardwood front door with fan light to entrance porch with mosaic tiled flooring. Interior glazed hardwood door with fan light and glazed side panels opening onto entrance hall. Cornice ceiling. Under-stairs storage.

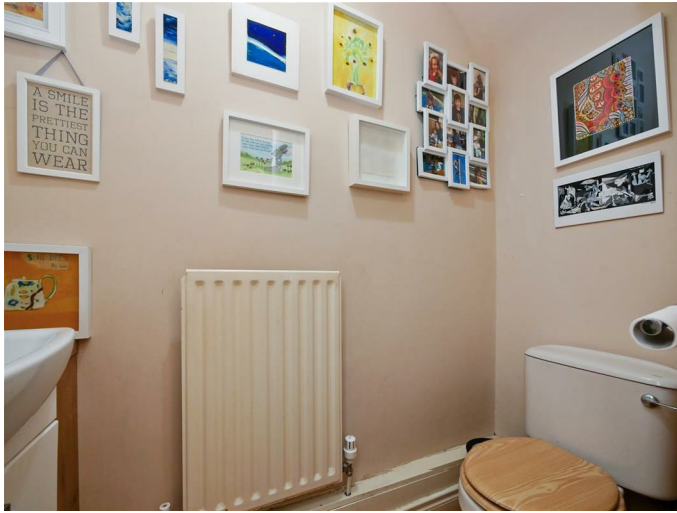




Down-stairs w.c



Sink unit & Low flush w.c



**Drawing Room 13'3" x 15'5" (4.04m x 4.70m)**



**(into bay) Cast iron fireplace with wooden surround. Cornice ceiling. Ceiling rose. Picture rail.**





**Living Room 11'10" x 11'1" (3.62m x 3.38m)**



**Cast iron fireplace with wooden surround. Cornice ceiling. Ceiling rose. Picture rail. Floorboards sanded and stained. Access to kitchen/dining.**



**Extended Kitchen / Dining Room with Utility Area 21'0" x 17'5" (6.41m x 5.31m)**



(at widest points) Open-plan kitchen / dining room with utility area. Modern fitted Shaker-style kitchen with a range of high and low level units. Wood effect worktops. Built in 5 ring gas hob and double oven, extractor fan. Integrated dish-washer and fridge freezer.

Single drainer 1 1/4 sink unit with mixer taps. Tiled and laminate flooring.

Upvc glazed French doors opens onto enclosed facing rear garden. Original stained glass windows.







### Utility Area



Range of Shaker-style units complete with wooden effect counter tops. Plumbed for washing machine.  
Part-tiled walls and laminate flooring.

## First Floor



Stained glass window.

## Bedroom One 18'1" x 12'2" (5.52m x 3.73m)



(into bay) Spacious double bedroom with bay window. Cornice ceiling and picture rail.





**Bedroom Two 11'10" x 11'1" (3.62m x 3.40m)**



**Cornice ceiling. Picture rail.**

**Lounge Study 12'0" x 10'9" (3.67m x 3.28m)**



**Laminate flooring. Access to glazed reading room.**



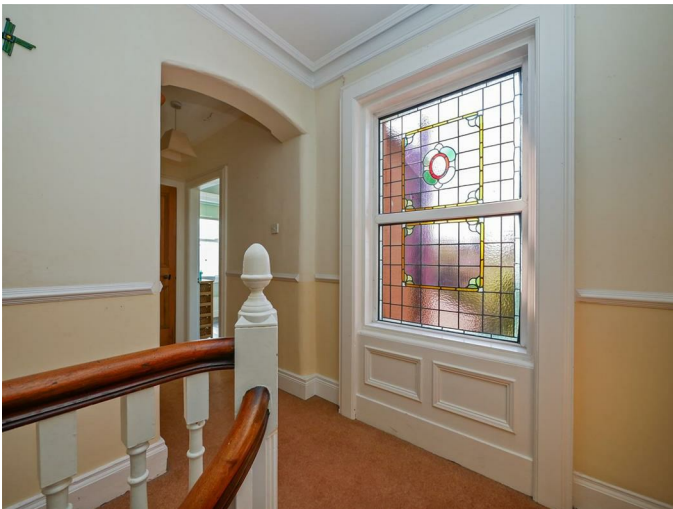
**Glazed Reading Room 10'7" x 7'9" (3.23m x 2.37m)**



**Laminate flooring.**

**2nd Floor**

**Landing**



**Stained glass window. Hot-press. Housing gas boiler.**

## White Bathroom Suite 10'10" x 7'11" (3.32m x 2.42m)



White suite comprising free standing slipper-style bath with mixer taps, pedestals wash hand basin, low flush w.c, Separate shower cubicle with shower unit above. Tiled flooring. Heated chrome towel rail.



Stairs to

## Landing



Sitting area at top of landing which would make a perfect reading or study area. Access to roof-space via fold-down ladder.

## Bedroom Three 11'9" x 11'1" (3.60m x 3.40m)



Cast iron fireplace.





**Bedroom Four 12'5" x 9'4" (3.80m x 2.85m)**



**Cast iron fireplace.**



### Bedroom Five 12'5" x 8'5" (3.80m x 2.59m)



Cast iron fireplace.



### Outside Front



Garden laid in lawn. Terracotta tiled pathway with mosaic detailing to entrance.



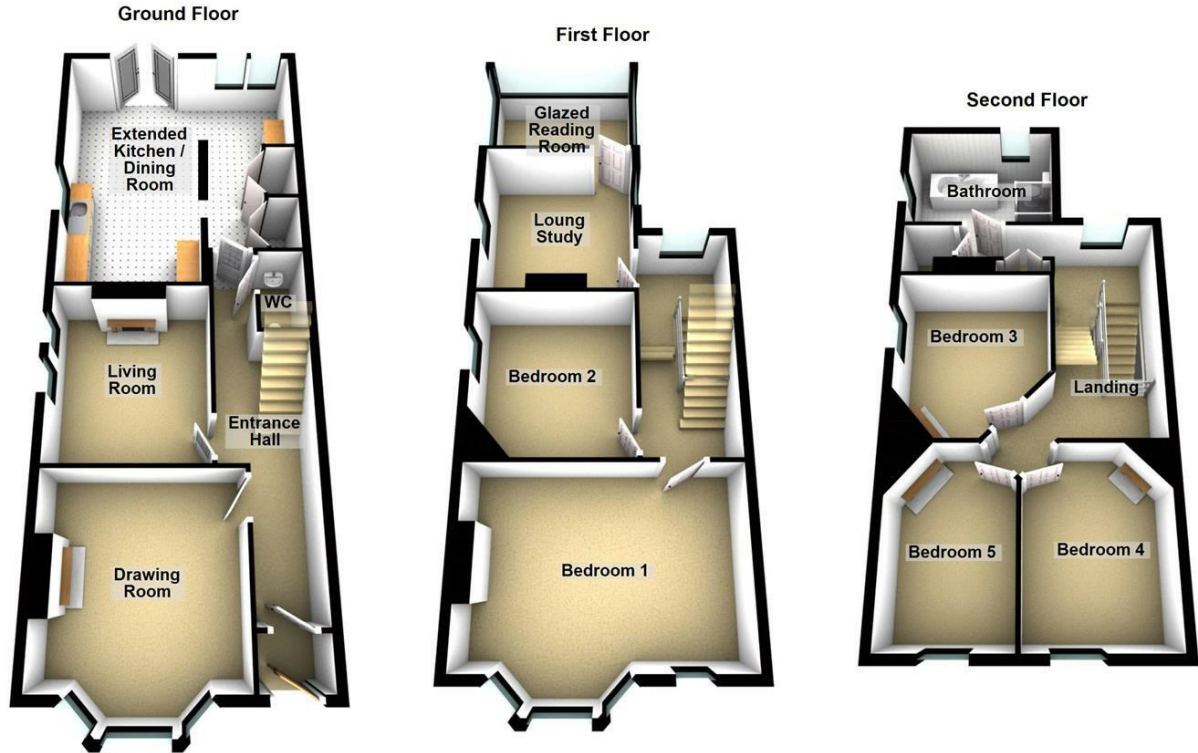
## Outside Rear



Enclosed south facing rear garden with flagged patio area. Wooden storage shed.

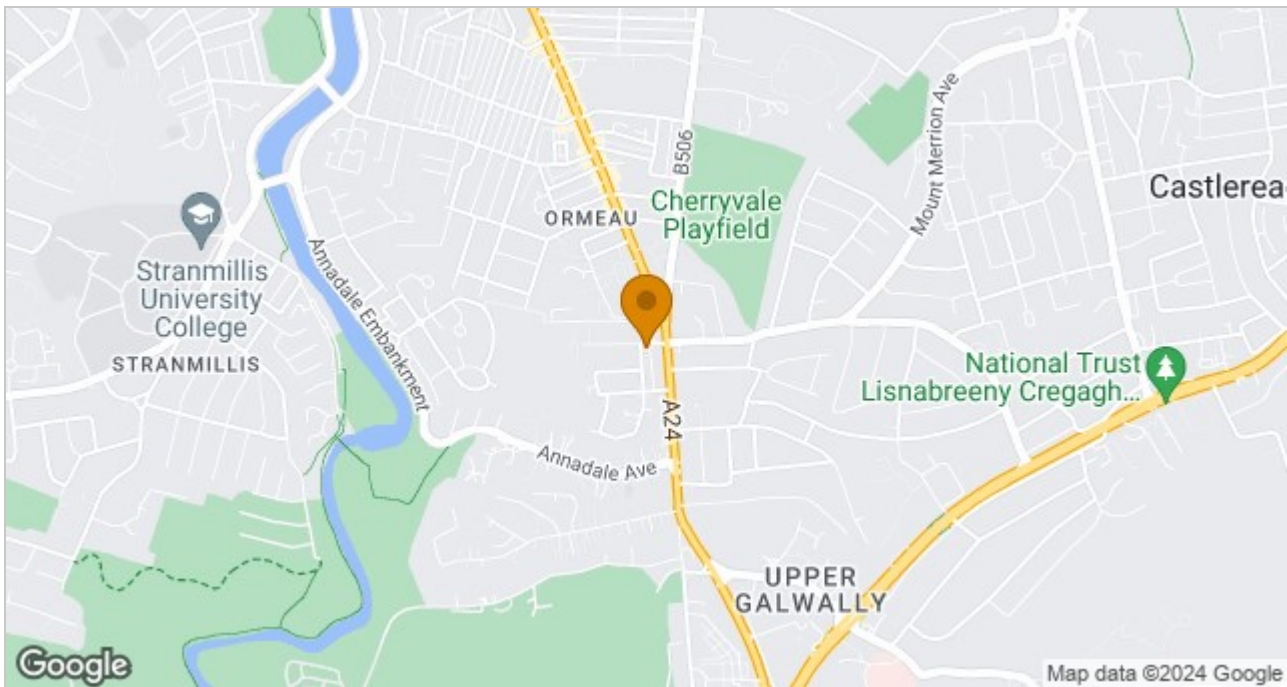


## Floor Plan



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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