

simonBRIEN
RESIDENTIAL

138 The Rose Garden,
Dunmurry, BT17 9GY



Asking Price £230,000

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KEY FEATURES

- Well Presented Three Bedroom Semi-Detached in the Popular Rose Garden Development
- Ideally Positioned just off Queensway in Dunmurry, South Belfast
- Conveniently Located Close to Lisburn City Centre and Many Local Amenities
- Excellent Transport Links to Belfast City Centre and Further Afield
- Close to Leading Local Schools, Parks and Belfast International Airport
- Spacious Hallway with Downstairs WC
- Living Room with Outlook to Front
- Open Plan Kitchen Diner with Fitted Kitchen and Range of Units
- Separate Utility Room with Further Storage and Built in Units
- Three Excellent Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Family Bathroom with Modern White Suite
- Tarmac Double Driveway Providing Private off Street Parking
- Enclosed Rear Garden with Southerly Aspect
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Downsizer, Young Professional and Young Family Alike
- Early Viewing Highly Recommended

SUMMARY

We are delighted to bring to the market this well-proportioned three bedroom semi-detached located in the popular Rose Garden development. The Rose Garden is nestled between South Belfast and Lisburn just off Queensway, approximately 5.5 miles from Belfast and only 2.5 miles from Lisburn City Centre. Commuting by either train or bus provides ease of access to Belfast City Centre and further afield, access to the M1 Motorway is also nearby. This superb development is ideally located close to many leading primary and secondary schools.

In short the property comprises of: spacious reception hall with downstairs WC, separate living room, open plan kitchen diner with fitted kitchen and range of units, separate utility room, three well proportioned bedrooms, main bedroom with en-suite shower room and a further separate family bathroom with white suite.

The property further benefits from UPVC double glazing, gas fired central heating, a double tarmac driveway with private off-street parking and an enclosed rear garden with low maintenance and southerly aspect.

With generously proportioned rooms sizes, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.



GROUND FLOOR

RECEPTION HALL:

Hardwood double glazed front door with glass inset and glass side light into reception hall with laminate effect wooden flooring, storage area



DOWNSTAIRS WC:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap, tiled floor, extractor fan, radiator



LIVING ROOM:
15' 0" x 11' 0" (4.57m x 3.35m)

Outlook to front



UTILITY ROOM:
8' 0" x 7' 0" (2.44m x 2.13m)

Range of high and low level unit, laminate effect worktops, access to gas boiler, stainless steel single drainer sink with side drainer and chrome mixer tap, plumbed for washing machine, tiled floor, hardwood double glazed access door rear garden, extractor fan



KITCHEN/DINER:
17' 3" x 11' 0" (5.26m x 3.35m)

Outlook to rear, bespoke fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with side drainer and chrome mixer tap, 4 ring stainless steel gas hob with stainless steel extractor fan, built in oven and grill, built in fridge freezer, built in dishwasher, space for casual dining, low voltage recessed spotlighting, tiled floor



FIRST FLOOR

LANDING:

Built in hotpress with additional built in shelving, access hatch to roofspace



BEDROOM (1):
16' 3" x 10' 9" (4.95m x 3.28m)

Outlook to front



ENSUITE SHOWER ROOM:

White suite comprising, low flush WC with push button, pedestal wash ahnd basin with chrome mixer tap and tile splashback, corner shower unit with tiled shower enclosure and glass sliding door, shower with chrome thermostatic control valve, telephone attachment, extractor fan



FAMILY BATHROOM:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap and tile splashbac, tiled floor and part tiled walls, panelled bath with fixed glass door and bath with chrome mixer taps, shower with chrome thermostatic control valve and telephone attachment, extractor fan

OUTSIDE

Enclosed rear garden laid in lawns with patio area, outside tap and light, Southerly aspect, surrounding hedging



BEDROOM (2):
11' 8" x 9' 0" (3.56m x 2.74m)

Outlook to rear

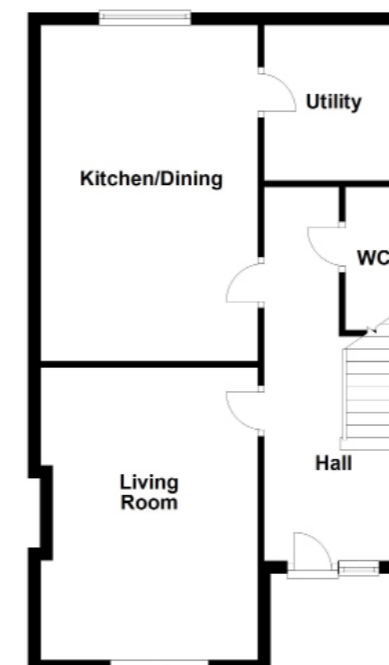


BEDROOM (3):
9' 2" x 8' 0" (2.79m x 2.44m)

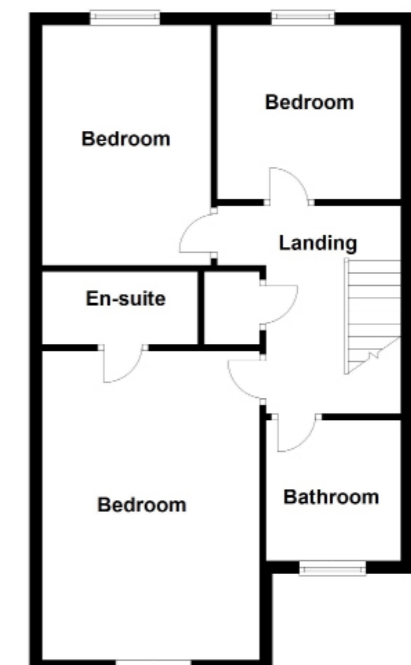
Outlook to rear



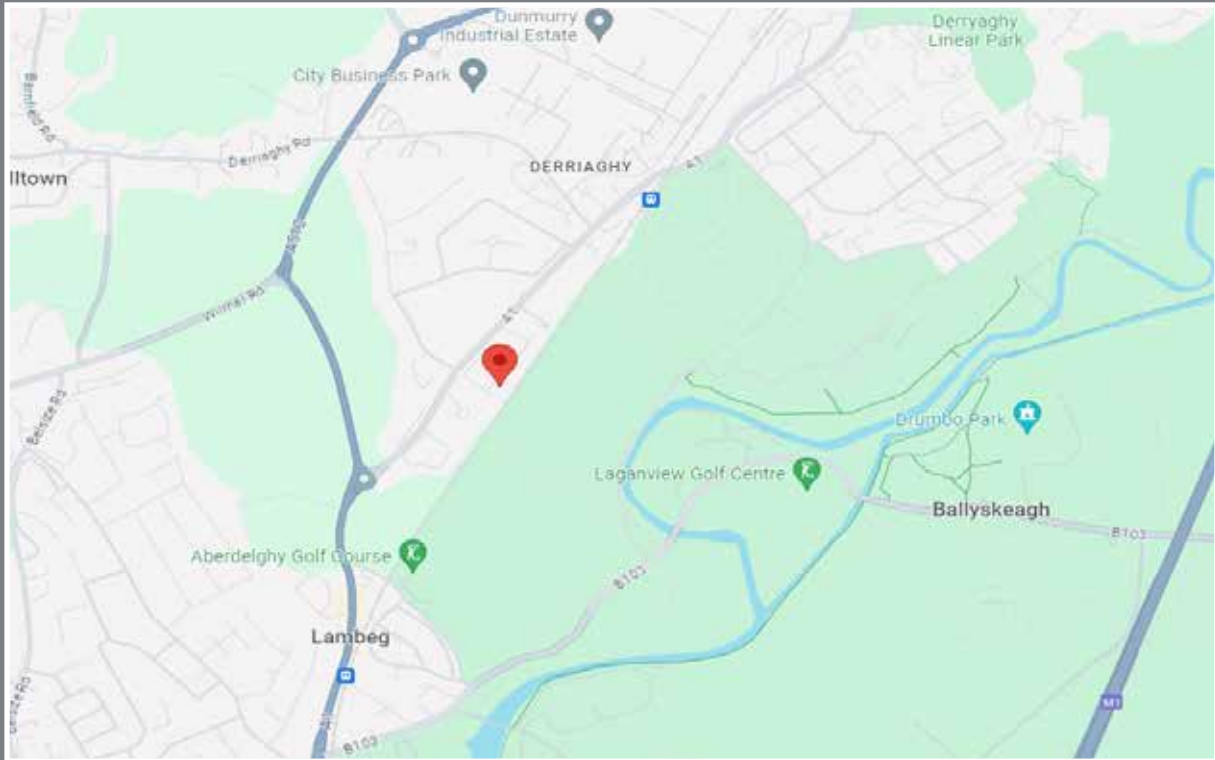
Ground Floor



First Floor



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



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: RMck/F/24/SD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 5134-1026-2300-0047-9292

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