



## 18 Rosetta Road, Rosetta, Belfast, BT6 0LT

**Asking Price £274,950**

Situated on Rosetta Road, this spacious semi detached home offers convenience to the local shops and cafes as well as being within walking distance to Cherryvale Playing Fields and the array of cafes and restaurants off the Ormeau Road. Internally, you will be pleasantly surprised by how spacious the accommodation is, with two reception rooms, fitted kitchen and cloak room with w/c on the ground floor.

Upstairs there are three good sized bedrooms and contemporary white bathroom suite with separate shower cubicle. The property also benefits from a gas fired central heating system, double glazing, driveway with ample parking leading to detached garage and superb enclosed rear garden with decked patio area.

An excellent home in a fantastic location.

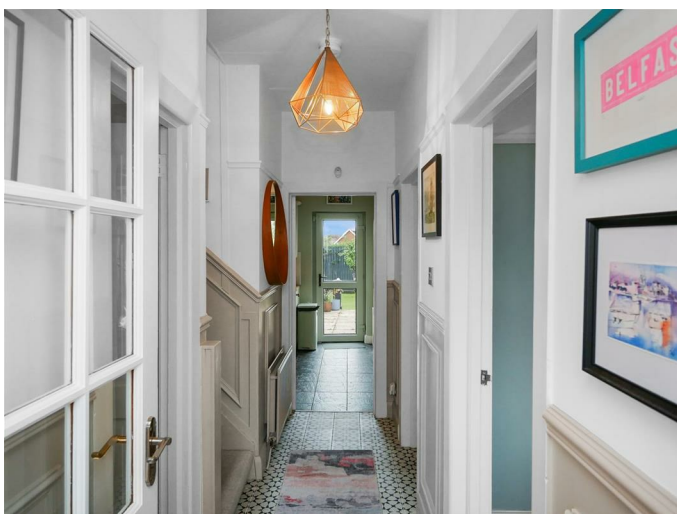
- Deceptively Spacious Semi Detached Home
- Two Reception Rooms
- Downstairs W/C
- Gas Heating / Double Glazed
- Detached Garage
- Three Good Sized Bedrooms
- Modern Fitted Kitchen
- Contemporary White Bathroom Suite
- Driveway With Ample Parking
- Superb Rear Garden & Decked Area

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		
Northern Ireland		65	73
EU Directive 2002/91/EC			

## Entrance



Composite front door into entrance porch / cloaks area, wooden panelling. Decorative tiled flooring. Glass panelled inner door to hallway. Wooden panelling.

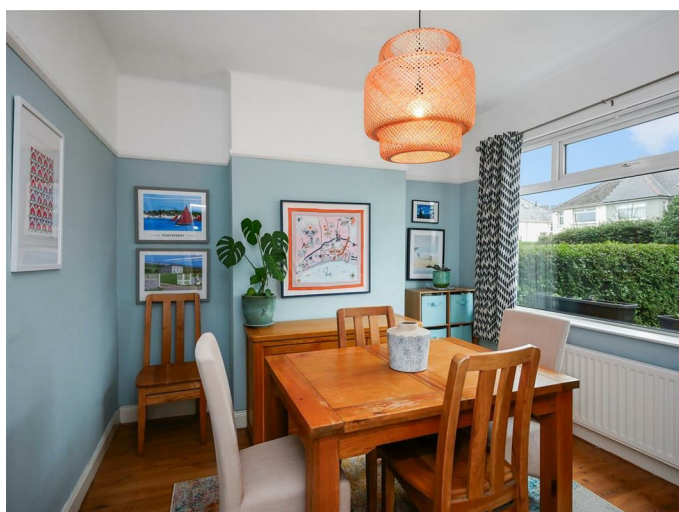


### Down-stairs w.c



Sink unit with mixer taps and storage below. Decorative tiled flooring continued from hallway. Spot-lights.

### Dining Room 10'9 x 10'4 (3.28m x 3.15m)



Laminate flooring.

### Extended Living Room 18'3 x 10'4 (5.56m x 3.15m)



Cast iron fireplace with granite surround, housing an open fire.



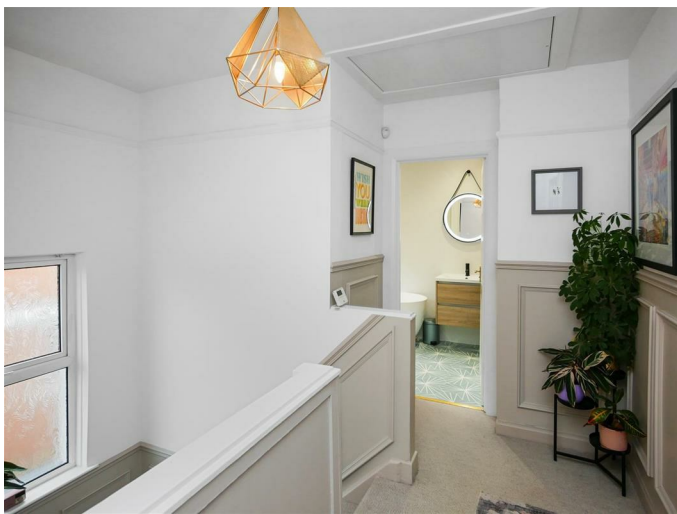
**Fitted Kitchen 10'9 x 9'0 (3.28m x 2.74m)**



Full range of high and low level units, wood effect work tops, ceramic 1 1/2 bowl sink unit with mixer taps, built in gas hob and under oven. Plumbed for washing machine. Overhead extractor fan. Plumbed for dishwasher. Part tiled walls. Tiled flooring. Spot-lights. Recessed area currently housing fridge and low level unit.



## First Floor



## Bedroom One 10'5 x 10'3 (3.18m x 3.12m )



Laminate flooring.

### Bedroom Two 14'5 x 10'8 (4.39m x 3.25m)



Laminate flooring. Double mirrored sliding robes. one side housing gas boiler.



### Bedroom Three 11'1 x 8'9 (3.38m x 2.67m)





### Luxury White Bathroom Suite



Comprising oval bath with matte black mixer taps and hand shower, wash hand basin with mixer taps and storage below. Walk in shower cubicle with matte black shower unit with drench head and hand shower attachment. Part tiled walls. Tiled flooring. Heated matte black radiator. Spot-lights.



### Landing

Access to the roofspace via fold down ladder.

### Outside Front

Driveway with ample parking leading to a detached garage.

**Detached Garage 15'8 x 7'5 (4.78m x 2.26m)**

Double doors.

### Outside Rear



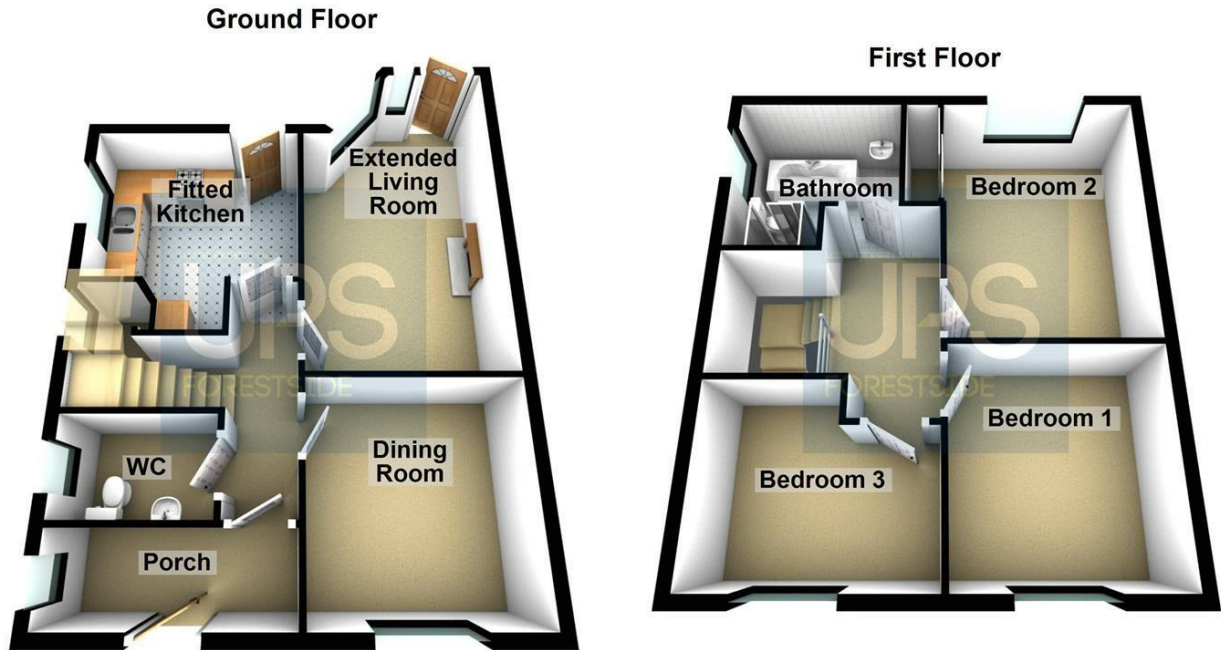
Enclosed flagged patio area with steps down to excellent garden laid in lawn, bordered by mature hedging.

Large decked patio area to the rear of the garden that captures the sun.



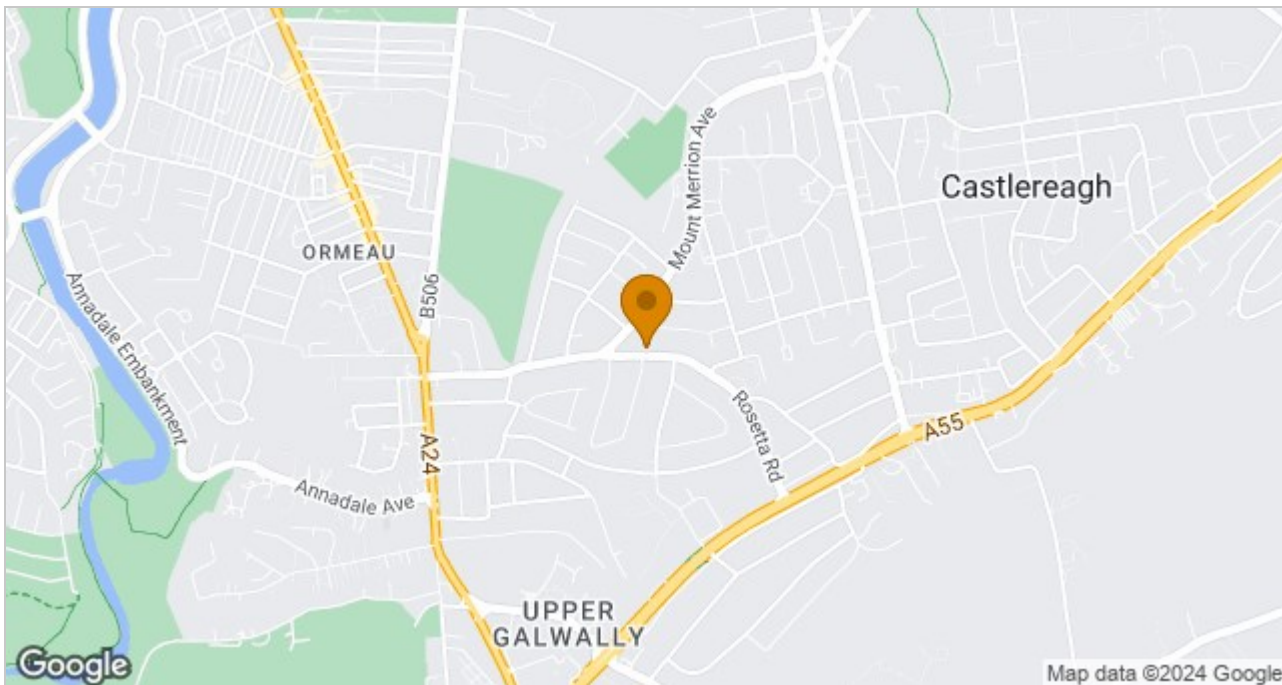


## Floor Plan



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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