

14 Mount Merrion Park **Cowley**

Rosetta, BT6 0GB



Price: OA £195,000

Semi detached villa on a beautiful mature site.

- 2 Bright reception rooms
- Fitted kitchen
- 3 Bedrooms
- Bathroom
- PVC double glazed
- Oil fired central heating
- Detached garage
- Mature gardens front and secluded to rear, mature trees and shrubs

Enjoying a prime location just off the Rosetta Road this superb starter home is in need of modernisation but has been priced to allow for this. We would recommend immediate viewing to appreciate its many features and its full potential.

ENTRANCE HALL: Storage under stairs.

LOUNGE: 12'7" x 10'3" tiled fireplace, bay window.



LIVING ROOM: 10'4" x 10'3"



KITCHEN:

13'4" x 5'10" Range of built in high and low level units, single drainer stainless steel sink unit, mixer taps, plumbed for washing machine, pine ceiling, PVC rear door.



FIRST FLOOR

BEDROOM 1:

10'8" x 9'3"



BEDROOM 2:

10'4" x 9'3"

BEDROOM 3:

6'6" x 6'1"

BATHROOM:

Paneled bath, telephone hand shower, pedestal wash hand basin, low flush w.c., hot press copper cylinder, willis type immersion heater.



OUTSIDE:

Mature secluded garden, mature shrubs and trees. Boiler house, oil fired boiler, oil tank.

DETACHED GARAGE:

16'9" x 8'8"



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	50 E	
21-38	F		
1-20	G		



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