






Michael Chandler

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A fabulous semi-detached home located in the heart of Rosetta  
Masterfully extended to offer spacious accommodation over both floors  
Beautifully presented and in immaculate condition throughout  
Welcoming entrance hall with built-in cloak space  
Living & dining room with a wood burning stove, wood strip flooring and a bay window  
Modern kitchen with a feature centre island, granite worktops and integrated appliances  
Separate utility room and a ground floor WC  
Master bedroom with a dressing area and an en suite shower room  
A further three well-proportioned bedrooms  
Family bathroom with a modern white suite  
Gas fired central heating and double glazed throughout  
Superb landscaped rear garden  
Driveway providing off-street parking for two cars  
Convenient location with shops and public transport within a short stroll  
Within the catchment area for a choice of leading schools



Knock Knock!

This wonderful semi-detached property has been masterfully extended to offer plenty of space for all the family to enjoy. With four good sized bedrooms and superb gardens on offer it is sure to tick plenty of boxes on your wish list. The hub of the house is the open plan kitchen, living and dining area which is perfect for both entertaining and relaxing as a family.

Downstairs comprises a welcoming entrance hall with under stairs cloak space, a lounge/dining room with a feature fireplace incorporating a wood burning stove, a laminate dark wood floor and a bay window, a stunning open plan kitchen with a fantastic range of features including Granite work tops, a feature matching centre island, extensive range of integrated appliances and a modern set of sliding patio doors that open onto the rear patio. Downstairs is completed by a utility room and ground floor wc. Upstairs comprises a master bedroom with a dressing area and a modern en suite shower room, a further three well-proportioned bedrooms and a family bathroom benefiting from a modern white bathroom suite.

Externally to the front there is a driveway that has been opened up to provide off-street parking for two cars. The rear garden is a true delight, split into different sections, there really is something for everyone. The large brick paved patio area is perfect for BBQs with loads of space to entertain, whilst the bottom sections are a child's dream with a tree swing, a large lawn area and a barked area perfect for swings or slide. The garage has been converted to offer a variety of uses whether it is a teenage hangout, a gym or even a space to work from home away from the main house.

Knockbreda Road is a family friendly area in the popular Rosetta area of South Belfast. There is easy access to the City Centre and many of the close by amenities including the cafes and restaurants on the Ormeau Road, Ormeau and Cherryvale Parks and Forestside Shopping Centre to name but a few.

**Asking Price £325,000**





**Mortgage advice is available from our in-house Mortgage Advisor,  
you can find out how much you can borrow within minutes!**

### **REQUEST VALUATION**

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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ESTATE AGENTS