



FOR SALE

67 Rosemount Park

Newtownabbey, BT37 0NL

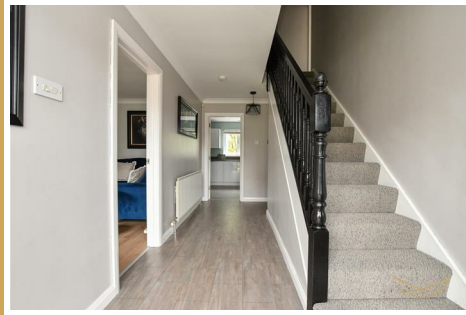
Offers over £344,950



# 67 Rosemount Park

Newtownabbey, BT37 0NL

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Nest Estate Agents are delighted to bring to the market this beautifully presented five bedroom detached property within the ever popular cul de sac of Rosemount Park, ideally located off the Jordanstown Rd. This property has been well maintained by the current owners and offers ample living space for growing families. Comprising of five bedrooms (master with en-suite), large kitchen/dining area through sunroom, downstairs w/c, separate utility room and integral garage. This property is conveniently located to Belfast City Centre and public transport is close to hand, allowing ease of access for those commuting. The property falls within close proximity to the areas leading primary and nursery schools as well as many local shops.

## HALLWAY

7'5 x 16'7 (2.26m x 5.05m)

Hardwood external door with glazed insets. Overhead uPVC cladding with recessed spotlights. Outside light. Luxury vinyl tiles. Cornice ceiling.

## STORAGE

3'6 x 5'11 (1.07m x 1.80m)

## LOUNGE

17'3 x 13'4 (5.26m x 4.06m)

Wood effect laminate flooring. Feature electric fireplace with tiled hearth and surround with wooden mantle. Cornice ceiling.

## KITCHEN/ DINING

25'9 x 9'8 (7.85m x 2.95m)

Range of high and low level units with contrasting formica worktops, composite 1 1/2 sink with drainer and chrome mixer tap. Recessed spotlights.

Integrated extractor fan with glazed splashback. Access to utility via hardwood door with glazing. Space for dishwasher. Integrated electric hob. Eye level oven and grill. Space for American style fridge freezer. Tiled floor. Sliding door to sunroom. Luxury vinyl tiles.

## UTILITY

5'1 x 6'5 (1.55m x 1.96m)

Range of high level units with contrasting formica worktop, plumbed for appliances. Luxury vinyl flooring. Access to rear garden

## DOWNSTAIRS WC

5'1 x 2'10 (1.55m x 0.86m)

Low flush w/c. Pedestal sink with mixer taps. Tiled splashback. Tiled flooring.

## SUNROOM

17'5 x 14'11 (5.31m x 4.55m)

uPVC double sliding door entrance. Wood effect tiled floor. uPVC double glazing throughout. Access to rear garden via French doors.

## BEDROOM 1

12'4 x 9 (3.76m x 2.74m)

Built in storage

## ENSUITE

5'1 x 9 (1.55m x 2.74m)

Three piece family suite comprising of fully tiled shower enclosure, ceramic tiled flooring, pedestal sink with chrome mixer tap. Low flush w/c. Wooden Velux window.

## BEDROOM 2

12'5 x 11'7 (3.78m x 3.53m)

Laminate wood effect flooring.

Tel: 02893438090

### BEDROOM 3

10'9 x 9'9 (3.28m x 2.97m)

### BEDROOM 4

10' x 9'9 (3.05m x 2.97m)

### BEDROOM 5

9'3 x 9'9 (2.82m x 2.97m)

### STORAGE

2'6 x 3'2 (0.76m x 0.97m)

### BATHROOM

6'9 x 9 (2.06m x 2.74m)

Four piece family suite comprising of panelled bath, enclosed shower unit, fully tiled walls, low flush w/c, freestanding vanity sink unit with chrome mixer tap. Cornice ceiling.

### LANDING

14'8 x 6'1 (4.47m x 1.85m)

### STORAGE

2'11 x 3 (0.89m x 0.91m)

### GARAGE

17'3 x 9'1 (5.26m x 2.77m)

Power and light. Up and over door.

### OUTSIDE

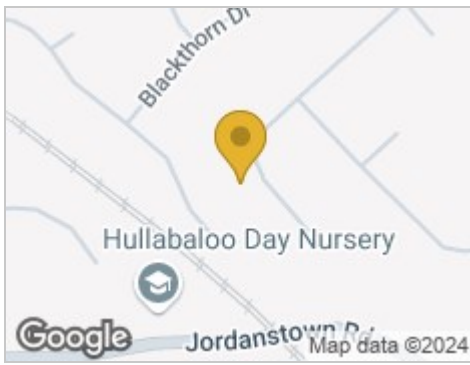
Front garden laid in lawn, driveway for 2+ cars finished in tarmac. Outside light. Rear enclosed garden finished with brick paving, wooden fence. Outside tap.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### 67 Rosemount Park, Jordanstown



Ground Floor



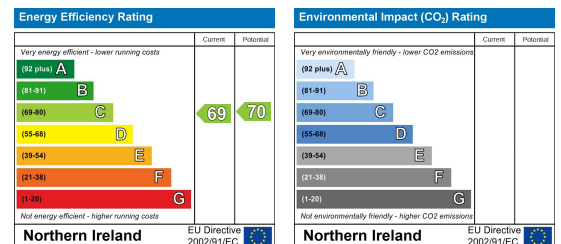
First Floor



## Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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