For Sale

Asking Price: £225,000

SimonBrien

105 Rosetta Road,
Belfast,
BT6 0LS

KEY FEATURES

- Well Presented Extended Semi Detached Property
- Living Room With Bay Window
- Family Room
- Fitted Kitchen
- Utility Room
- Downstairs Cloakroom With WC
- Three Well Proportioned Bedrooms
- Contemporary White Bathroom Suite With Corner Bath & Separate Shower
- uPVC Double Glazed Window Frames
- Gas Fired Central Heating
- Detached Garage
- Off Street Parking
- Enclosed Rear Garden With Patio & Garden In Lawn
- Convenient To Belfast City Centre, Forestside, The Outer Ring & Kingspan Stadium Close To Leading Primary & Post Primary Schools

DESCRIPTION

This well presented extended semi-detached property comes to the market and will appeal to those seeking a spacious home within this popular part of South East Belfast.

The layout comprises an entrance hall with downstairs cloakroom with wc, living room with bay window, family room and fitted kitchen.

On the first floor, there are three well-proportioned bedrooms and a bathroom in contemporary white suite with corner bath and separate shower.

Outside, there is ample off-street parking to the front and an enclosed rear with patio area leading to further garden in lawn and detached garage.

Convenient to Belfast City Centre, Forestside, The Outer Ring and Kingspan Stadium, potential purchasers should note the ease of access to leading local primary & secondary schools and public transport links.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

uPVC doubled glazed front door to entrance hall with laminate wood floor, understairs storage cupboard with wall mounted gas boiler

CLOAKROOM:

White suite comprising, push button WC, pedestal wash hand basin, part panelled walls, part tiled walls, ceramic tiled floor

LIVING ROOM:
13' 0" x 11' 3" (3.96m x 3.43m)

Wooden fireplace

FAMILY ROOM:
17' 10" x 12' 0" (5.44m x 3.66m)

Laminate wood floor, marble fireplace and hearth

KITCHEN:
13' 9" x 8' 0" (4.19m x 2.44m)

Range of modern high and low level units, single drainer stainless steel wash hand basin with mixer tap, part tiled wall, 4 ring stainless steel gas hob and extractor fan oven, eye level double oven, under cupboard fridge/freezer

FIRST FLOOR

LANDING:

Access to roofspace via ladder, roofspace with light

BEDROOM (1):
12' 9" x 9' 4" (3.89m x 2.84m)

Laminate wood floor, built-in sliderobes

BATHROOM:

White suite comprising, whirlpool bath with mixer tap and shower over, vanity unit with mixer tap, fully tiled shower cubicle with thermostatic shower, ceramic tiled floor, push button WC, part tiled walls, tongue and groove ceiling

BEDROOM (2):
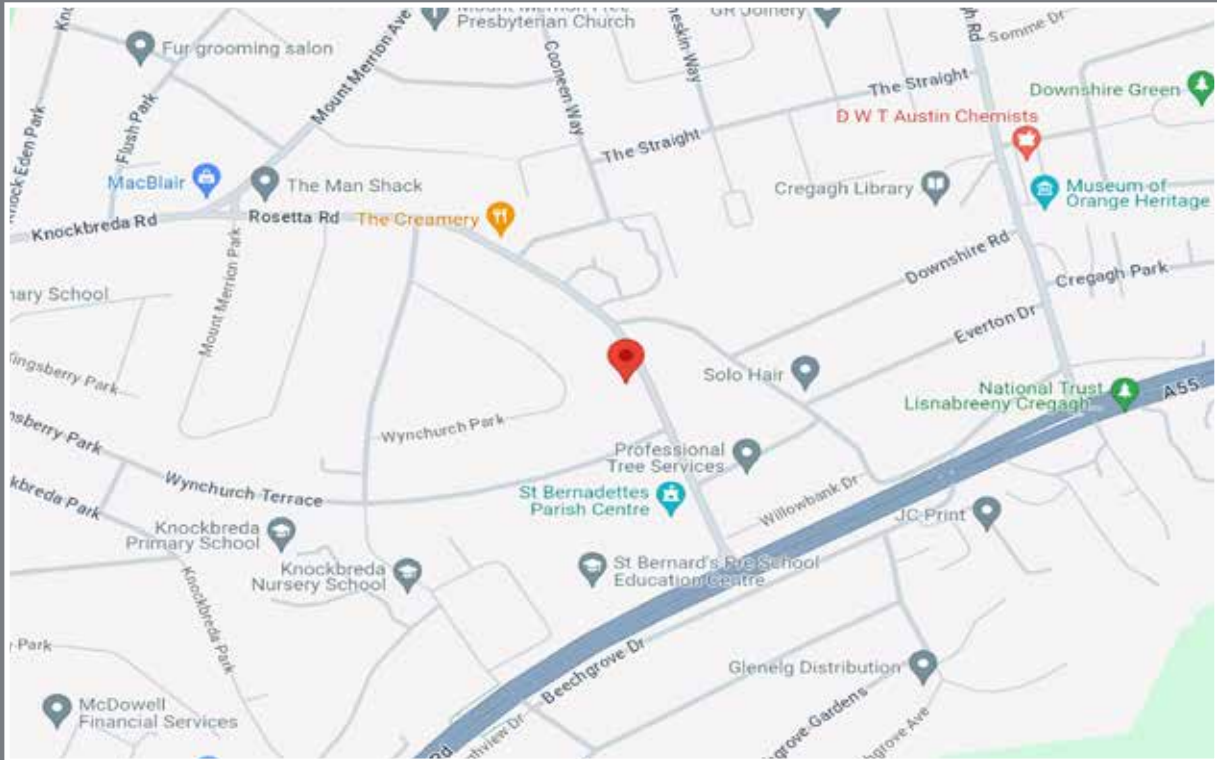**12' 0" x 10' 1" (3.66m x 3.07m)**
Laminate wood floor

BEDROOM (3):
9' 0" x 8' 1" (2.74m x 2.46m)
Laminate wood floor, built-in cupboards and robes

OUTSIDE

Rear paved patio, garden in lawn with shrub beds, detached garage, outside tap and light, parking to side

Front garden in lawn and shrub beds

Telephone 02890 595555
www.simonbrien.com

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 have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**

SimonBrien

The Property Ombudsman

REF: JD/D/24/SD

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