



32 Mount Merrion Park, Rosetta, Belfast, BT6 0GB

Asking Price £269,950

32 Mount Merrion Park is an attractive Semi Detached home situated in a popular street right in the heart of Rosetta. Internal accommodation comprises Three bedrooms, spacious lounge with a separate living / dining room and a modern fitted kitchen. This fine home is finished with white shower suite on first floor. Further benefits include a gas heating system with a new boiler installed approximately a year ago, new double glazing in 2020 and a superb rear garden that has been very well maintained. There is off street parking to the front for at least 2-3 cars. The owners have also recently replaced the entire roof at the property, which is sure to appeal to the buyers looking for minimum works to finish a home. Easy access is also provided to most parts of the city with great transport links, convenience shopping as well as Forestside Shopping Centre and of course all the cafes, restaurants and entertainment facilities off the Ormeau Road.

- Semi detached home
- Two reception rooms
- 1st floor shower suite
- Double glazed windows (Replaced 2020)
- Off street parking / detached garage
- Three bedrooms
- Fitted kitchen
- Gas heating (New boiler November 2023)
- Re-roofed 2024
- Excellent rear gardens

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		69	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

Entrance Hall 15'0" x 5'10" (4.58m x 1.80m)



Glazed composite front door and surround opens onto entrance hall with tiled flooring. Access to under stair storage.

Lounge 12'4" x 9'11" (3.76m x 3.03m)



Spacious lounge with bay window and laminate flooring. Wooden mantle piece with tiled heart housing electric fire.

Dining Room 10'4" x 9'11" (3.16m x 3.03m)



Laminate flooring

Modern Fitted Kitchen 13'5" x 5'10" (4.09m x 1.80m)



Modern fitted kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink with drainer, electric oven with ceramic hob and overhead stainless steel extractor fan. Plumbed for washing machine. Part tiled walls and tile effect vinyl flooring. Glazed upvc door opens onto enclosed rear garden.

First Floor



Bedroom 3 6'3" x 5'8" (1.92m x 1.75m)



Bedroom 1 10'4" x 9'8" (3.16m x 2.96m)



Built-in mirrored slide robes.

Bedroom 2 10'4" x 9'8" (3.16m x 2.96m)



Laminate flooring.

Laminate flooring.

White Shower Suite 6'11" x 6'3" (2.11m x 1.92m)



White shower suite comprising of walk in shower with pvc wall panelling, pedestal wash hand basin with stainless steel taps and low flush w.c. Part tiled walls and tiled flooring.

Outside



Tarmac driveway to the front with ample off street parking. Leading to the detached garage. Neat flower beds to the front.

Detached Garage

Large detached garage complete with power and lighting.

Enclosed Rear Garden



Good size gardens to the rear laid in lawn with additional flagged patio area. Range of plants, trees and shrubs.

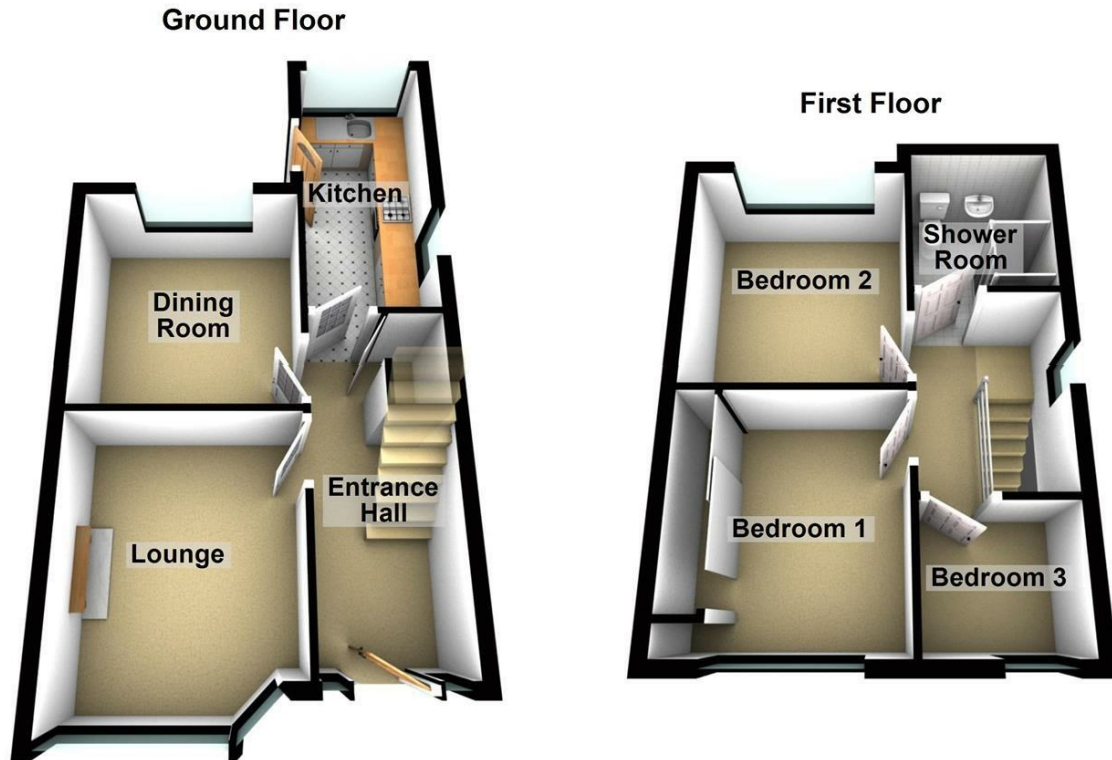
Additional garden image



Rear elevation

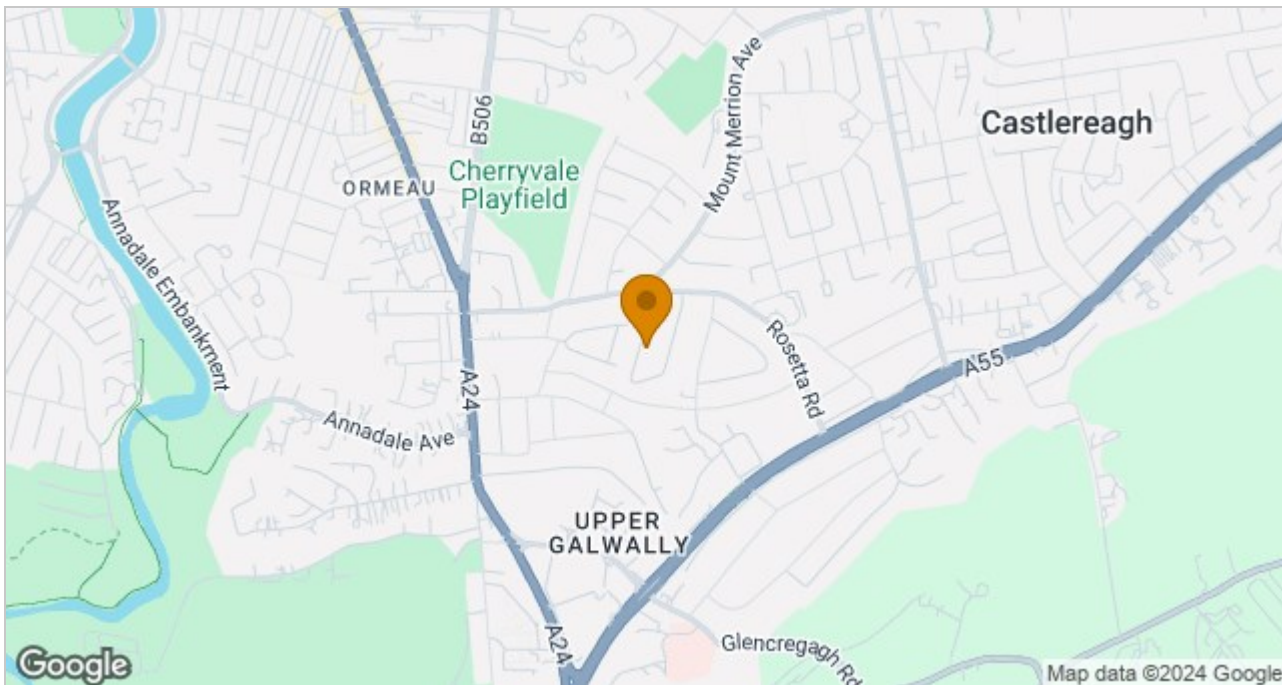


Floor Plan



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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