



## 97 Galwally Park, Rosetta, Upper Galwally, Belfast, BT8 6AG

**Asking Price £239,950**

Galwally Park has consistently been a popular residential location, as it provides easy access to the Ormeau and Ravenhill Roads and the various long standing cafés, restaurants and entertainment facilities as well as the more recent additions that are only adding to the culture and community feel that this area has to offer.

A few minutes walk leads to Forestside Shopping Centre and transport links into and out of Belfast as well as leading schools both primary and post primary.

A slightly different layout to norm, this property comprises side entrance to large open plan hallway, currently incorporating a study area, spacious lounge and fitted kitchen dining to the rear. Upstairs there are three bedrooms, contemporary white bathroom suite and floored roof space.

The property also benefits from an oil fired central heating, double glazing and has been decorated and presented to a lovely standard throughout.

Outside there is a driveway with ample parking, enclosed patio accessed directly from the kitchen/dining and tiered garden that also provides direct access to Drumkeen / Forestside. A convenient stylish home.

- Semi Detached Home
- Three bedrooms
- Fitted Kitchen / Dining
- Oil Fired Central Heating/Re-wired 2019
- Driveway With Parking
- Study / Hallway
- Spacious Lounge
- White Bathroom Suite
- Double Glazing
- Enclosed Rear Gardens

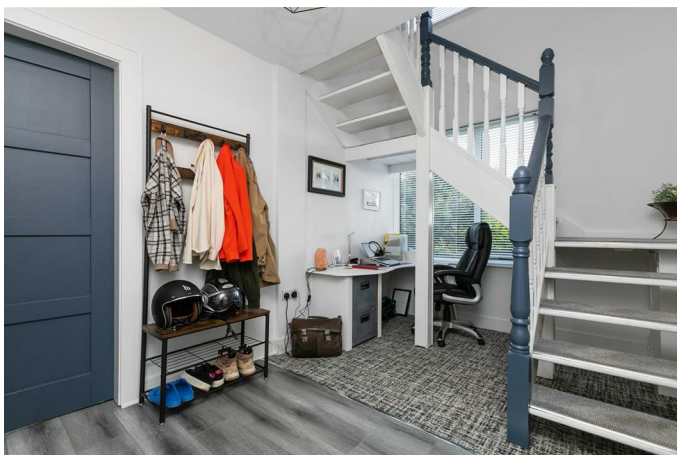
Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	66
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

## Entrance Hall



Pvc glass panelled front door with glazed side panels to reception hall/ Study. Laminate flooring.



## Lounge 14'5" x 10'6" (4.4 x 3.2)



Glass fronted electric fire wooden panelling above. Laminate flooring.



**Kitchen / Dining 19'10 x 8'10 (6.05m x 2.69m)**



**At widest Points. Full range of high and low level units, wood effect work surfaces, built in 4 ring hob and oven/ 1 1/4 bowl sink unit with mixer taps. Part tiled walls. Laminate flooring.**





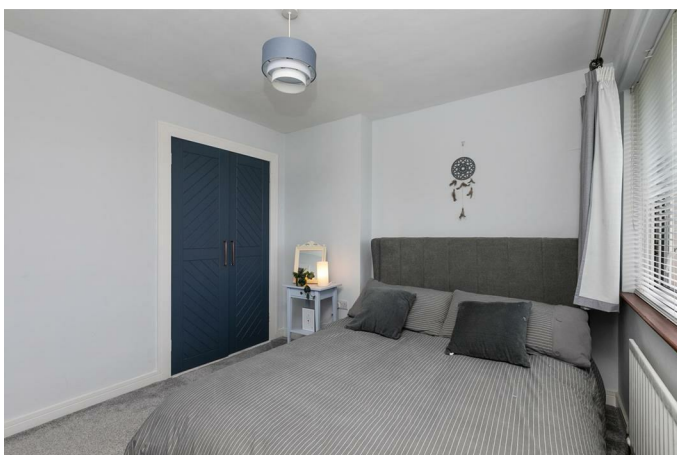
**First Floor**



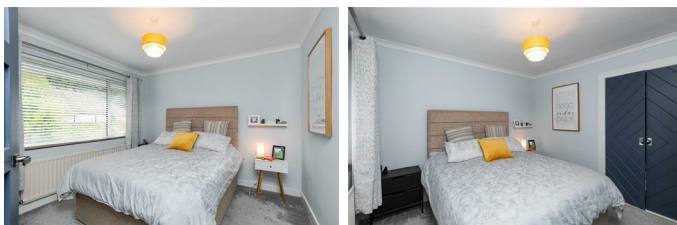
**Bedroom One 10'6" x 9'10" (3.20 x 3.00)**



Double built in robe.



**Bedroom Two 10'6" x 10'6" (3.20 x 3.20)**



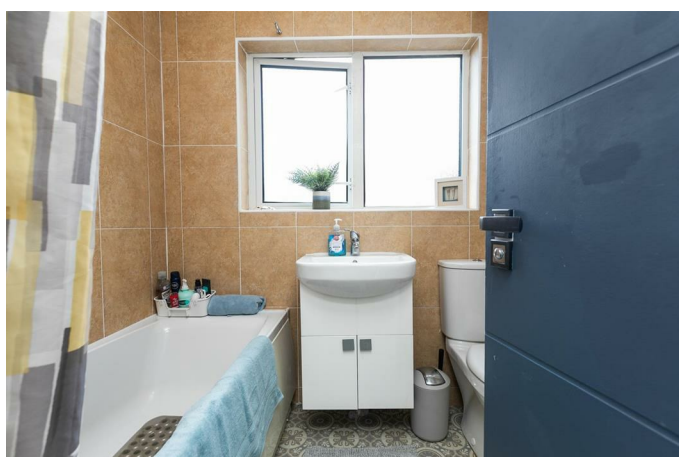
Double built in robe.

### Bedroom Three 9'6" x 8'10" (2.90 x 2.69)



At widest points. Laminate flooring.

### White Bathroom Suite



White bathroom suite comprising panelled bath with shower unit above, pedestal wash hand basin, low flush w.c Fully tiled walls. Heated chrome towel rail.

### Landing

Access to floored roof-space via fold down ladder.

### Outside Front

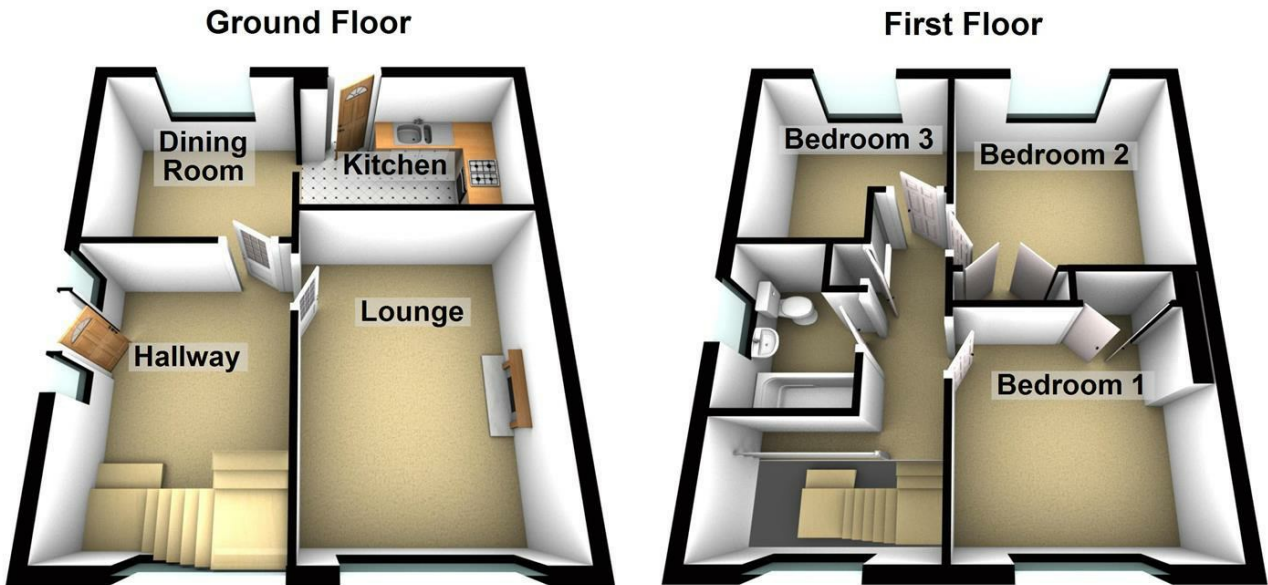


Driveway with parking.

Outside Rear

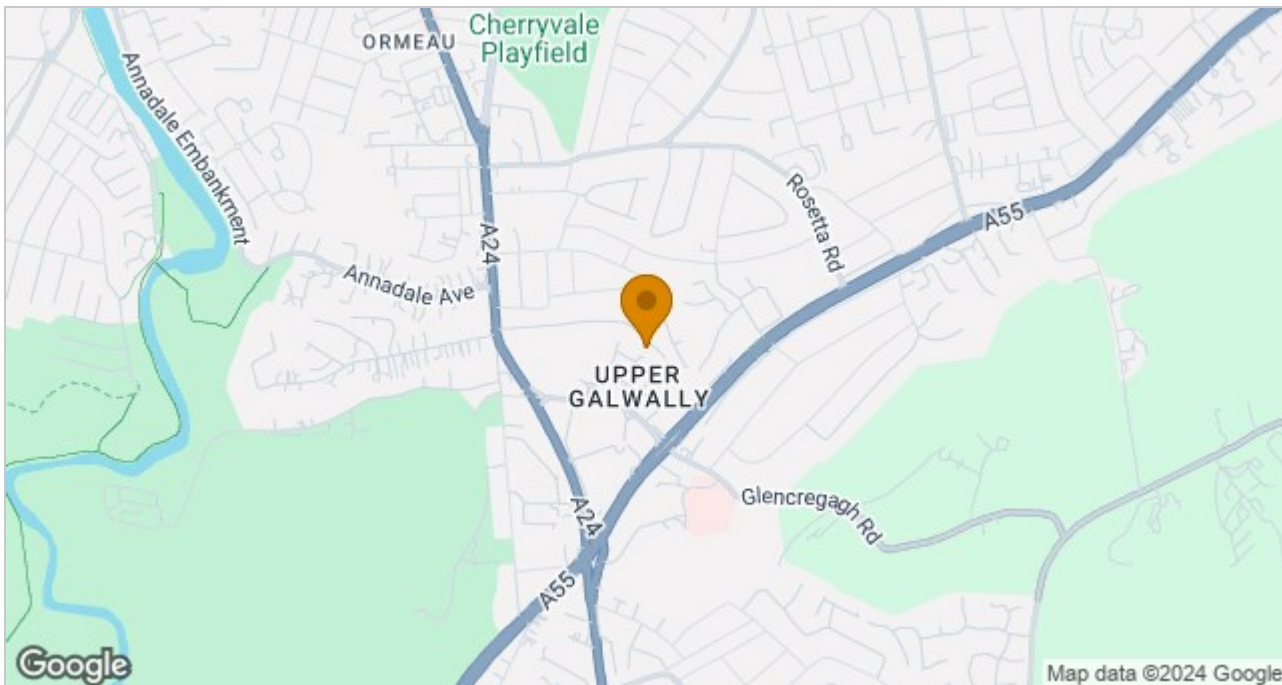


## Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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