

3 Rosapenna Court, Belfast, BT14 6GZ



- **Townhouse**
- **3 Bedroom**
- **1 Reception**
- **Modern Fitted Kitchen**
- **Contemporary Shower Room**
- **Ground Floor Furnished Cloak Room**
- **PVC Double Glazed/Oil Fired Central Heating**
- **Large Workshop to Rear with Power and Lights**
- **Popular Convenient Location**
- **Great Investment Opportunity or First Time Buy**

PRICE Offers Over £109,950

Situated within the popular Cliftonville area, within close proximity to local schools, shops and transport links. This well presented 3 bedroom town house enjoys a well planned living layout, incorporating a spacious lounge, modern fitted kitchen, ground floor furnished cloakroom and contemporary first floor shower room. The property also benefits from oil fired central heating and an easily enclosed garden to rear with a large workshop. An early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

PVC double glazed door with leaded, stained glass inset into entrance porch with ceramic floor tiling.

GROUND FLOOR

Wooden door into spacious entrance hall with tiled floor.

LOUNGE 13'5" x 13'1" (into bay window)

Hard wood French doors with glazed insets into spacious lounge.

MODERN FITTED KITCHEN 17'4" x 11'1"

Equipped with a comprehensive range of high and low level fitted units and contrasting laminate work surfaces. Single drainer composite sink unit with swan neck mixer tap. Integrated oven with separate four ring electric hob. Overhead extractor fan housed in matching canopy. Plumbed for washing machine. Space for tumble dryer. Wood panelled ceiling with recessed lighting. Under stairs storage cupboard. Hard wood door with glazed inset to rear porch.

REAR PORCH

Tiled floor. Hard wood door to rear garden.

FURNISHED CLOAKROOM

Comprising wash hand basin and button flush WC. Tiled floor.

FIRST FLOOR

Storage cupboards.

BEDROOM 1 11'5" x 10'2"

Built in storage cupboard.

BEDROOM 2 10'5" x 9'6"

Built in storage cupboard.

BEDROOM 3 8'6" x 7'2"

CONTEMPORARY SHOWER ROOM

Comprising PVC panelled, open, step in shower enclosure with electric shower unit, pedestal wash hand basin with monobloc tap and button flush WC. Part tiled walls.

OUTSIDE

Enclosed hard landscape garden to front laid in Hexagonal paving stones, for easy maintenance. Accessed via gate.

Private enclosed paved garden to rear, for easy maintenance. Screened by perimeter wall.

Large workshop to rear. (32'1" x 17'0") PVC double glazed doors. Power and lights. Double doors to rear.

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

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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