



## 8 Rosemary Park, Belfast, BT9 6RF

**Price Guide £675,000**

This beautiful double fronted detached family home is located on the popular, tree lined Rosemary Park, just off the Malone Road in South Belfast. The accommodation is well presented throughout and would make an ideal family home. On the ground floor there is an impressive reception hall, spacious lounge with open fire, living room and open plan kitchen / living area with sliding doors leading to the generous south facing garden. There is also an utility room & contemporary cloakroom. On the first floor there are five excellent bedrooms and bathroom suite. From the landing there are double doors to a large balcony. Externally, the property benefits from an extensive south facing rear garden surrounded by mature shrubs & trees, patio area, detached garage & dual driveway. Gas fired central heating & PVC double glazing are both in place. Rosemary Park is located within easy commuting distance of the City Centre and the shopping and recreational amenities of the Lisburn Road. The area is also well served by a number of leading schools within a few minutes' drive making this an ideal opportunity to acquire a home suitable for many differing family requirements.

- Well Presented Double Fronted Detached Home
- Lounge, Living Room & Open Plan Kitchen / Living
- Private & Secure South Facing Garden To Rear In Lawn
- Utility Room & First Floor Balcony
- Spacious Accommodation Throughout To Include Five Generous Bedrooms
- Recent Upgrades Include Conversion To Gas Fired Central Heating / Newly Fitted Contemporary Kitchen & Ground Floor Cloakroom
- Dual Driveway Providing Excellent Parking, Detached Garage
- Convenient To Leading School & Excellent Transport Links

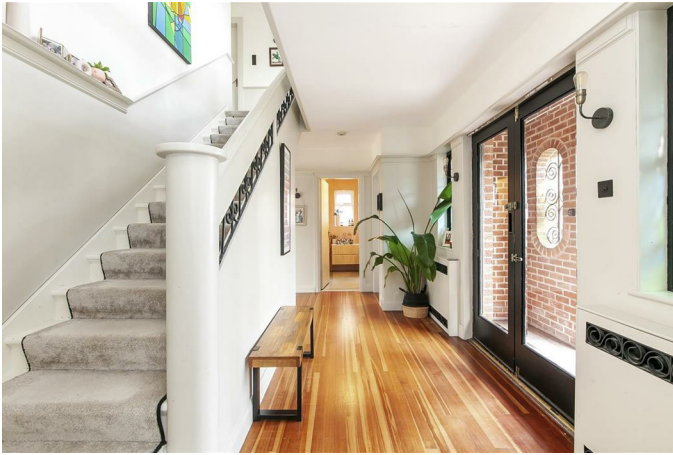
Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

**RECEPTION HALL**



Original solid wood flooring. Stain glass windows.

**LOUNGE 20'0" x 12'4" (6.10 x 3.76)**



Open fire with marble surround and hearth.

**LIVING ROOM 13'6" x 11'10" (4.13 x 3.63)**



Original solid wood flooring. Stone fire place with granite hearth.

**OPEN PLAN KITCHEN / LIVING 27'7" x 11'11"  
at widest points (8.43 x 3.64 at widest  
points)**



Newly fitted kitchen comprising excellent range of high and low level units, island fitted with gas hob, concealed extractor, casual dining space, wall mounted oven, grill, integrated dishwasher, herringbone flooring, sliding doors to south facing garden.





### UTILITY ROOM

Range of units, plumbed for washing machine.

### CLOAKROOM



Contemporary suite with low W.C, wash hand basin with vanity unit below, partial wall tiling.

### ON THE FIRST FLOOR

### LANDING



Double doors to balcony. Storage off landing.

### BEDROOM ONE



### BEDROOM TWO



### BEDROOM THREE



### BEDROOM FOUR



Solid wood flooring.



## BEDROOM FIVE



## BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, panel bath, walk in shower.

## OUTSIDE

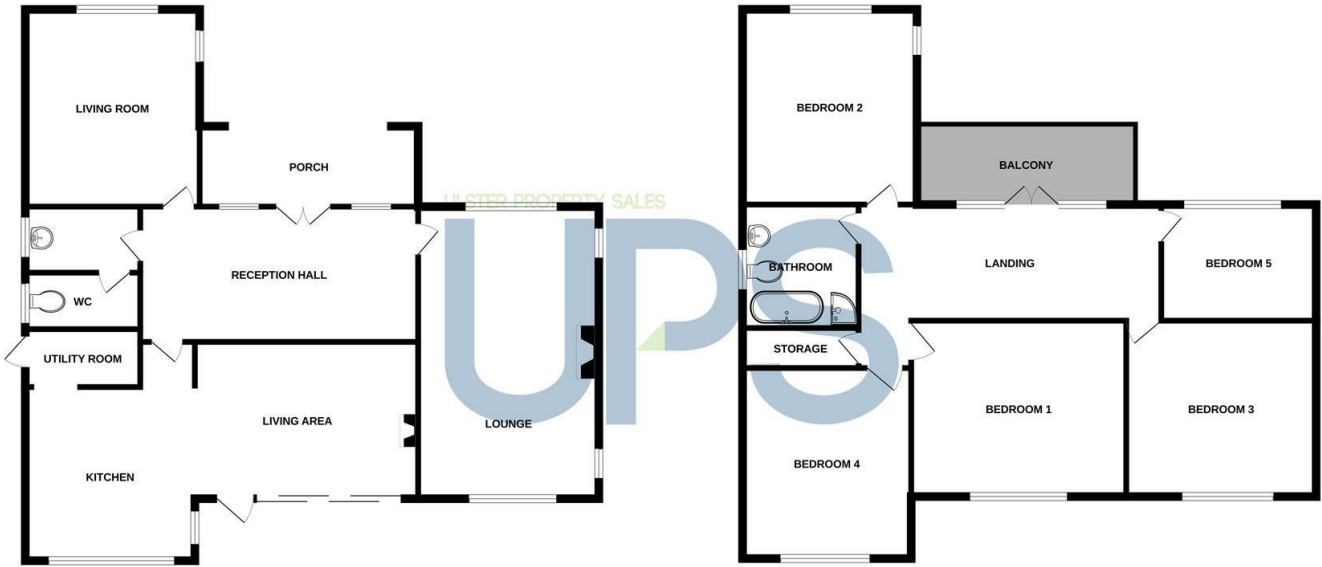


Beautiful south facing rear garden in lawn with patio area. Outside tap. Detached garage. Dual driveway providing excellent parking.

# Floor Plan

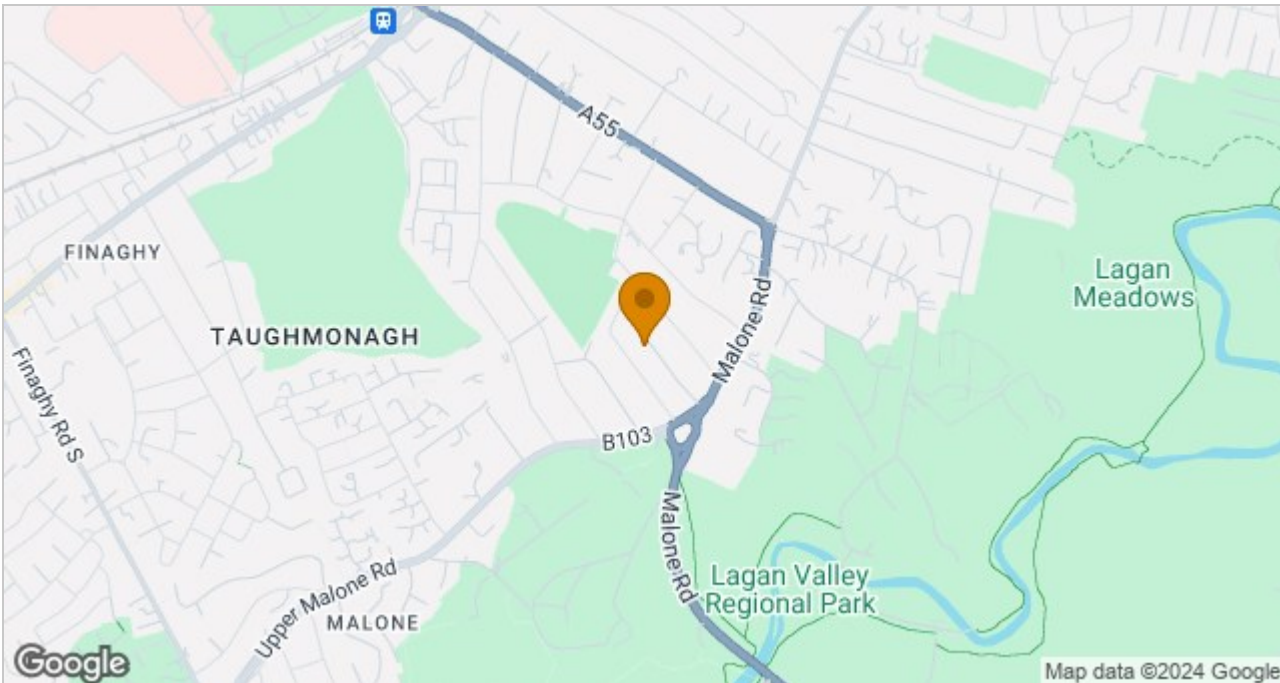
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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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