



## 45 Mount Merrion Avenue, Rosetta, Belfast, BT6 0FJ

**Asking Price £209,950**

Mount Merrion Avenue is located just off the Rosetta Road in Rosetta only a few minutes walk from Cherryvale Playing Fields, Ulster Rugby ground and the Ormeau Road with its array of cafés, restaurants and entertainment facilities as well as providing good access to all the amenities on the Cregagh Road side also. Internally this extended property comprises three well proportioned bedrooms, two reception rooms, modern fitted kitchen with downstairs and a shower suite on first floor. In addition the property benefits from a gas heating system, double glazing, off street parking and enclosed patio and garden to the rear. An excellent home in a popular, convenient location.

- Extended semi detached home
- Two reception rooms
- 1st floor shower room
- Double glazed windows
- Gardens to the front and enclosed to the rear
- Three bedrooms
- Fitted kitchen
- Gas central heating
- Off street parking
- So convenient to the amenities close by at Rosetta & Cregagh

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			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

### The accommodation comprises

Composite front door leading to the entrance hall.

### Entrance hall

Laminate flooring, under stairs cloaks.

### Lounge 12'5 x 10'8 (3.78m x 3.25m)



Laminate flooring. Bay window.

### Study room 5'4 x 4'9 (1.63m x 1.45m)

Gas boiler, potential for a ground floor w/c.

### Extended living / dining 16'1 x 9'2 (4.90m x 2.79m)



Laminate flooring.

### Kitchen 10'11 x 8'5 (3.33m x 2.57m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, extractor fan, plumbed for washing machine, part tiled walls, tiled floor.

### 1st floor

Landing, access to the roof space via a slingsby ladder approach.

### Bedroom 11'2'4 x 8'9 (3.76m x 2.67m)



**Bedroom 2 10'3 x 9'4 (3.12m x 2.84m)**



**Bedroom 3 10'2 x 9'2 (3.10m x 2.79m)**



**Shower room 8'10 x 5'5 (2.69m x 1.65m)**



White suite comprising corner shower cubicle, with chrome thermostatically controlled shower, low flush w/c, wash hand basin with storage below, chrome towel radiator, tiled floor.

**Outside**

Off street parking to the front.

**Front garden**

Low maintenance garden to the front in loose stone.

**Rear gardens**

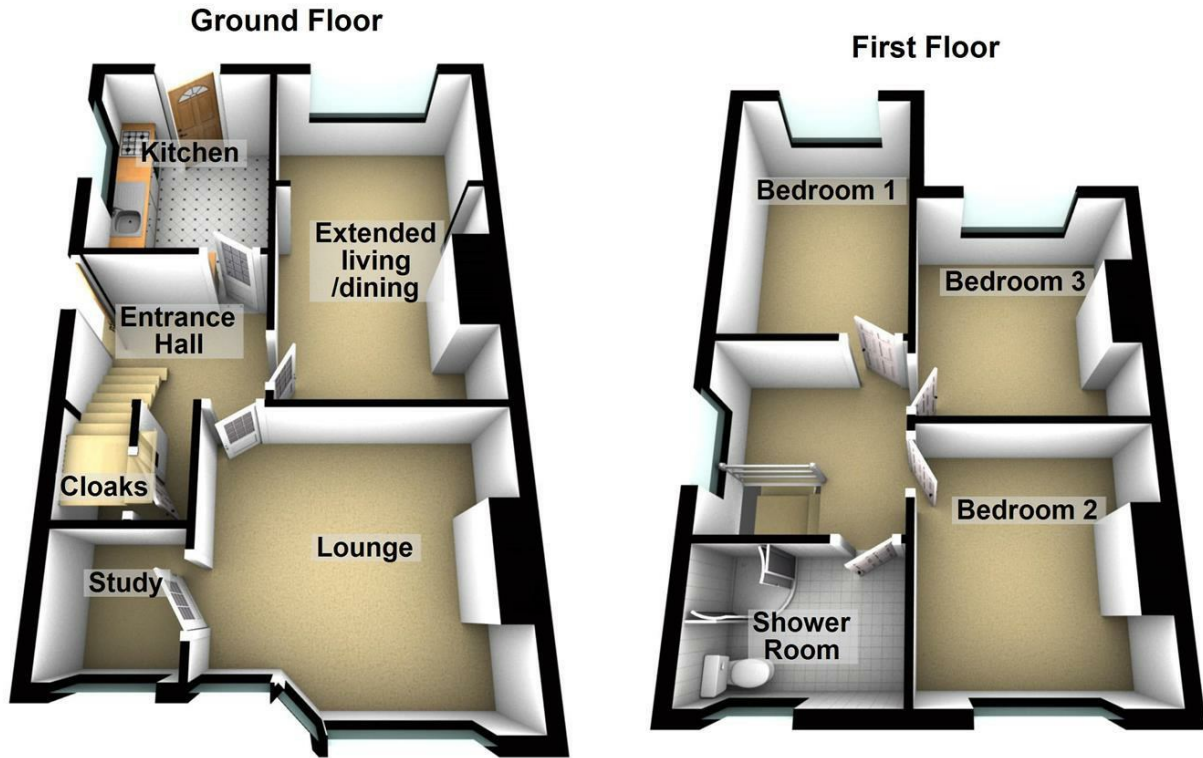


Low maintenance & enclosed gardens to the rear in loose stone with additional decking area, outside tap and light, garden shed.

**Rear elevation**

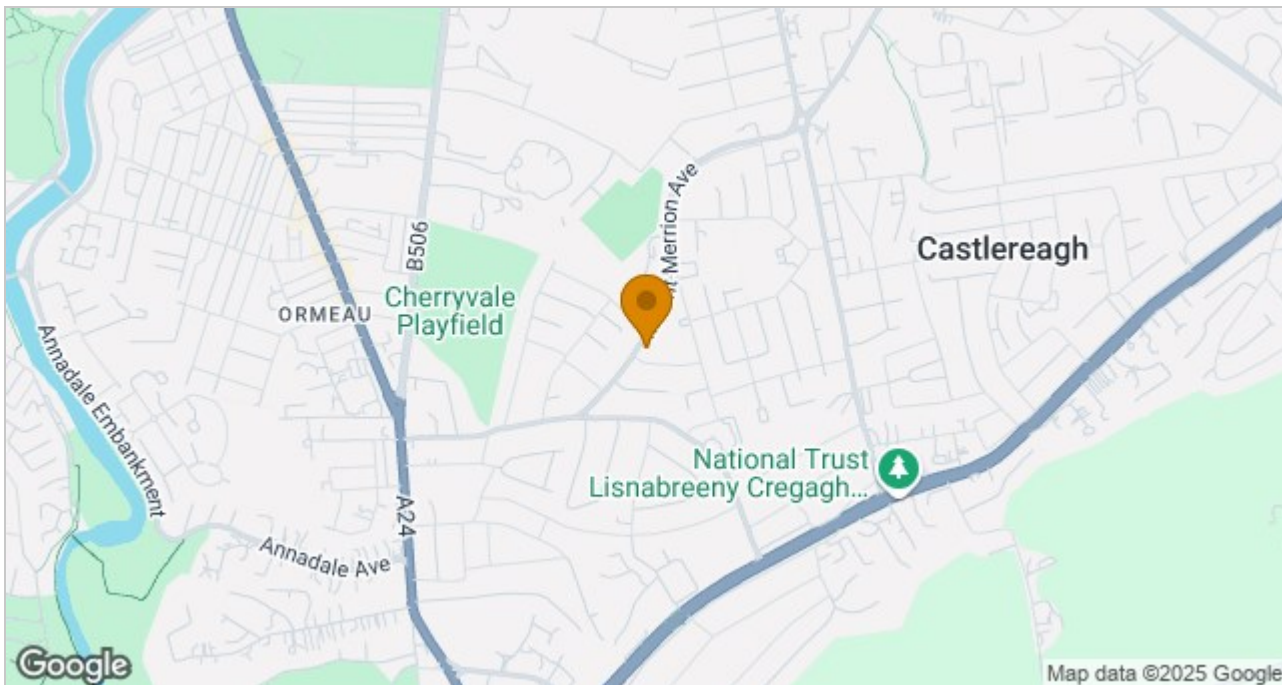


## Floor Plan



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



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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