

**33 GALWALLY PARK,
ROSETTA,
BELFAST ,
BT8 6AG**



- ❑ **A Modern Semi Detached Villa with Off Street Parking**
- ❑ **Living Room with Wooden Flooring**
- ❑ **Dining Room open plan to Modern Fitted Kitchen**
- ❑ **Bathroom Suite**
- ❑ **Three Bedrooms**
- ❑ **Gas Fired Central Heating**
- ❑ **Double Glazed Windows**
- ❑ **Enclosed Garden to the Rear**
- ❑ **Popular Location in Rosetta Area**

Offers Around: £315,000

A modern, extended semi detached villa offering excellent , modern accommodation. Comprising of two reception areas, one open plan off the extended kitchen. Three bedrooms, bathroom, gas central heating and double glazed throughout.

Situated in a cul de sac location, close to Forestside Shopping Complex and an array of amenities off the Ormeau Road. Easy access to commute on main arterial routes.

Modern finish and recently decorated. Enclosed area to the rear with landscaped raised garden with sleepers. Off street parking to the front.

We would recommend viewing.

Ground Floor

ENTRANCE HALL:

Wooden flooring.

LIVING ROOM:

Wooden flooring.

KITCHEN/DINING ROOM:

Extended kitchen , range of high and low level units, double doors leading to rear gardens. Polished tiled floor, integrated fridge/ freezer, washer/dryer and dish washer. Single drainer stainless steel sink unit.



First Floor

BEDROOM (1): 10' 07" x 9' 07" (3.23m x 2.92m)

BEDROOM (2): 9' 11" x 9' 01" (3.02m x 2.77m)

Picture rail.

BEDROOM (3): 6' 09" x 6' 05" (2.06m x 1.96m)

Picture rail.

BATHROOM:

Comprising of panel bath, telephone shower attachment, wash hand basin, low flush W/C. Fully tiled.



OUTSIDE

Driveway to the front. To the rear patio and raised gardens beyond with sleepers and steps to upper areas.

LOCATION

Turn off the Ormeau Road on to Galwally Park and the house is on your right after 150m.



Rates: £1508/ per annum
Viewings by appointment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	64 D
39-54	E		
21-38	F		
1-20	G		

