



6 Mount Merrion Gardens, Rosetta, Belfast, BT6 0FW

Asking Price £199,950

Mount Merrion Gardens is conveniently positioned just off Mount Merrion Avenue which connects Rosetta to the Cregagh road. With an excellent selection of shops, schools, cafés, parks and transport links all within walking distance of your front door, this is the perfect location for any young family looking to buy in the ever popular south east area of Belfast.

The property itself is a red brick semi-detached home that comprises of three bedrooms, two reception rooms, fitted kitchen and white bathroom suite on the first floor. Externally there is a driveway to the side, small garden area to the front and generous sized garden to the rear. The property also benefits from being rewired in 2015, having upvc double glazing to the front of the property and having gas fired central heating.

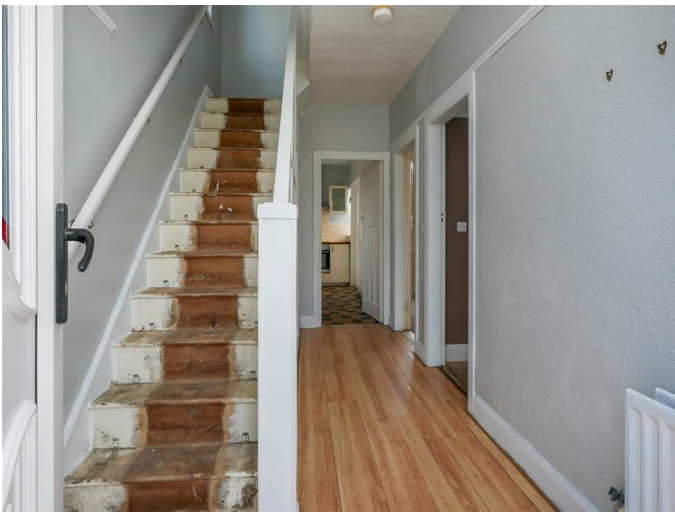
Although in need of some modernisation, this is a fantastic home in a great location ready for any young family looking to put their stamp on their new home. With demand for properties surging, especially within the Rosetta area, we don't anticipate this one sitting around for long so would recommend that you arrange a viewing at your earliest opportunity!

- Red Brick Semi-Detached Home
- Two Reception Rooms
- White Bathroom Suite
- Partially Double Glazed
- Enclosed Rear Garden
- Three Bedrooms
- Fitted Kitchen
- Gas Fired Central Heating
- Rewired in 2015
- Fantastic location close to shops, schools and transport links

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(32-40) A		
(41-45) B		
(46-50) C		
(51-55) D		
(56-60) E		
(61-65) F		
(66-70) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		



Entrance Hall 15'1" x 6'5" (4.61m x 1.98m)



Glazed upvc front door and surround opens onto entrance hall with access to under stair storage.



Lounge 12'7" x 9'8" (3.86m x 2.96m)



Lounge to the front with bay window over looking front garden.



Dining Room 10'11" x 9'9" (3.33m x 2.98m)



Dining room to the rear with tiled fireplace and hearth.

Fitted Kitchen 13'2" x 6'3" (4.03m x 1.93m)



Fitted kitchen with a selection of upper and lower level units complete with wooden effect countertops, stainless steel sink with drainer, integrated electric oven and four ring ceramic hob. Plumbed for washing machine. Part tiled walls and tile effect vinyl flooring.



First Floor



Bedroom 1 10'10" x 10'0" (3.32m x 3.05m)



Spacious double bedroom to the rear over looking enclosed rear garden

Bedroom 2 10'5" x 9'10" (3.19m x 3.02m)



Bedroom 3 6'10" x 6'5" (2.10m x 1.97m)



Single bedroom to the front currently being utilised as a walk-in wardrobe with built-in clothes rails.

White Bathroom Suite 6'6" x 6'3" (2.00m x 1.93m)



White bathroom suite comprising of panelled bath with stainless steel mixer taps and over hanging shower attachment, pedestal wash hand basin and low flush w.c. Tiled walls and tile effect vinyl flooring.

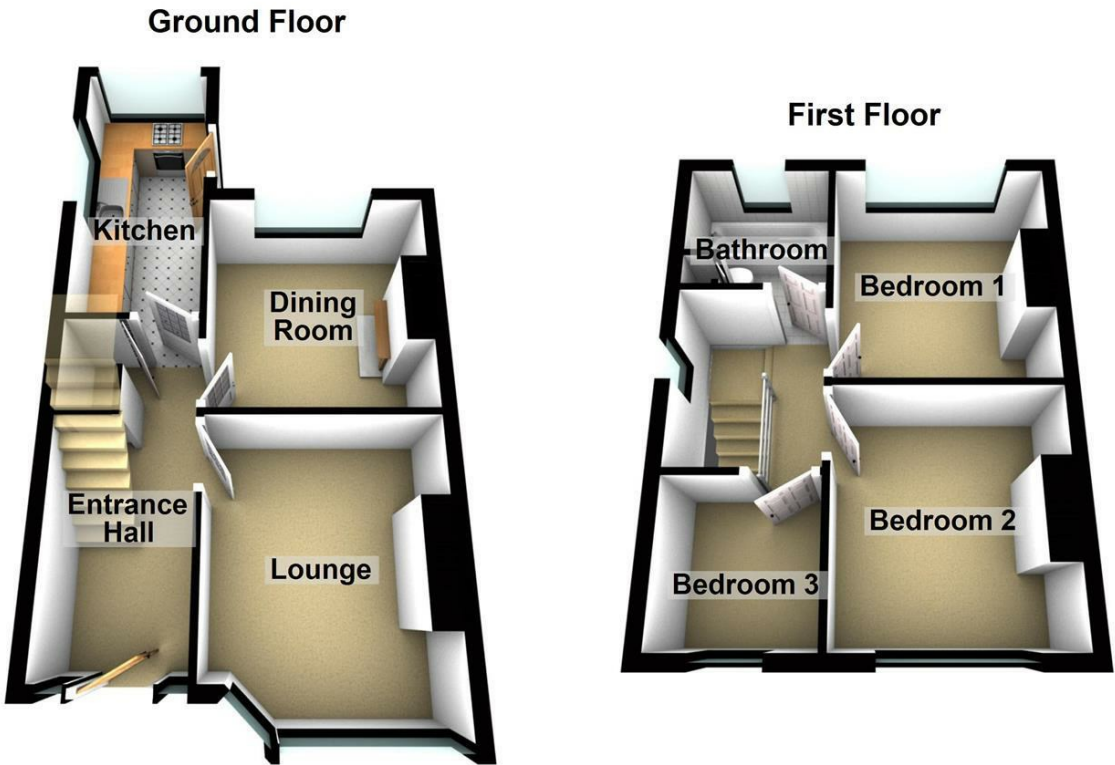
Enclosed Rear Garden



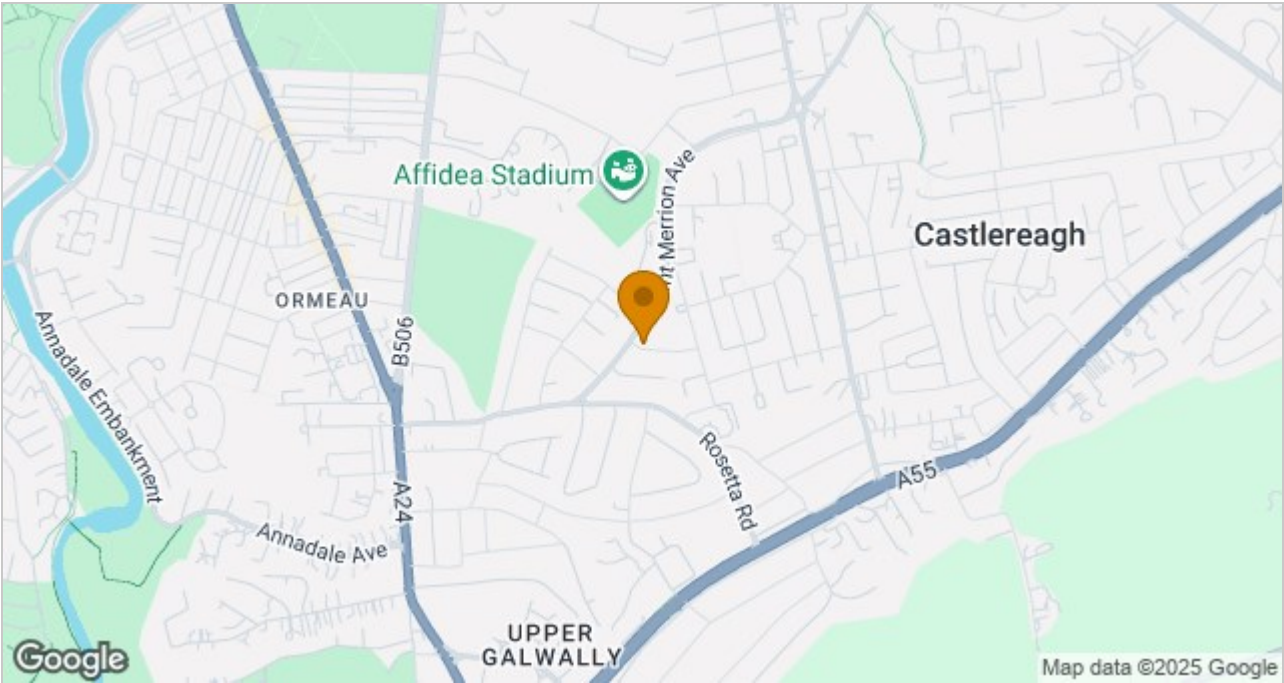
Large enclosed garden to the rear with laid lawns and mature shrub bordered by timber fencing.



Floor Plan



Area Map



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