



## 22 Cheltenham Gardens, Rosetta, Belfast, County Antrim, BT6 0HS

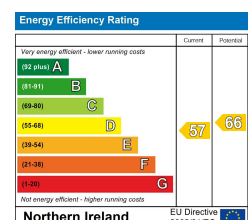
**Asking Price £325,000**

Extended to the rear, this semi detached home represents an excellent opportunity for those hoping to purchase a property within the Rosetta area and capitalise on the convenience to the cafés restaurants of the Ormeau Road, Cherryvale playing fields and superb transport links into and out of Belfast. Internally, the property comprises spacious lounge to the front, downstairs w/c, living room, extended dining area and fitted kitchen to the rear. Upstairs there are three good sized bedrooms and white bathroom suite.

Outside, there is a driveway with ample parking leading to large detached garage and enclosed rear garden finished with artificial grass.

An excellent home in a popular residential location.

- Extended Semi Detached Home
- Three Bedrooms Plus Developed Roof space For Storage
- Fitted Kitchen
- White Bathroom Suite
- Downstairs W/C
- Driveway With Parking
- Gas Heating/Double Glazing
- Enclosed Rear Gardens
- Large Detached Garage



## Entrance



Hardwood stained glass panelled front door with stained glass fan light to entrance hall. Wooden stripped flooring in herringbone style.

## Down-stairs w.c

W/c & Sink unit. Mosaic tiled splash back. Tiled flooring.

## Lounge 13'2 x 12'2 (4.01m x 3.71m)



(into bay) Marble fireplace with granite hearth, wooden stripped flooring in herringbone style.

## Living Room 12'2 x 11'4 (3.71m x 3.45m)



Tiled fire-place with wooden surround. wooden stripped flooring in herringbone style. Open to extended dining room.

## Extended Dining Room 10'3 x 8'2 (3.12m x 2.49m)



Tiled flooring. Pvc patio doors to garden.



**Shaker Style Kitchen 10'5 x 8'9 (3.18m x 2.67m)**



Full range of high- and low-level units, wooden effect work tops, stainless steel hob and stainless-steel overhead extractor fan, double oven. Integrated fridge freezer and microwave. Plumbed for dishwasher. Part tiled walls. Tiled flooring. Spotlights.

**Frist Floor**

**Bedroom One 11'1 x 10'1 (3.38m x 3.07m)**



**Bedroom Two 12'0 x 10'0 (3.66m x 3.05m)**



(at widest points) Measurement to built in bedroom furniture.



### **Bedroom Three 8'0 x 7'0 (2.44m x 2.13m)**



### **White Bathroom Suite**



White bathroom suite comprising panelled bath with mixer taps, with Mira shower unit above, pedestal wash hand basin, with mixer taps, low flush w.c hot-press with radiator.

### **Landing**

Stairs to developed roof-space for storage

### **Roof Space 13'7 x 9'3 (4.14m x 2.82m)**

(at widest points) , Storage under-eaves, laminate flooring. Skylight window.

### **Outside Front**

Front garden laid in lawn bordered by garden wall and railings.  
Driveway with ample parking leading to large detached garage

### **Large Detached Garage 21'3 x 12'4 (6.48m x 3.76m)**

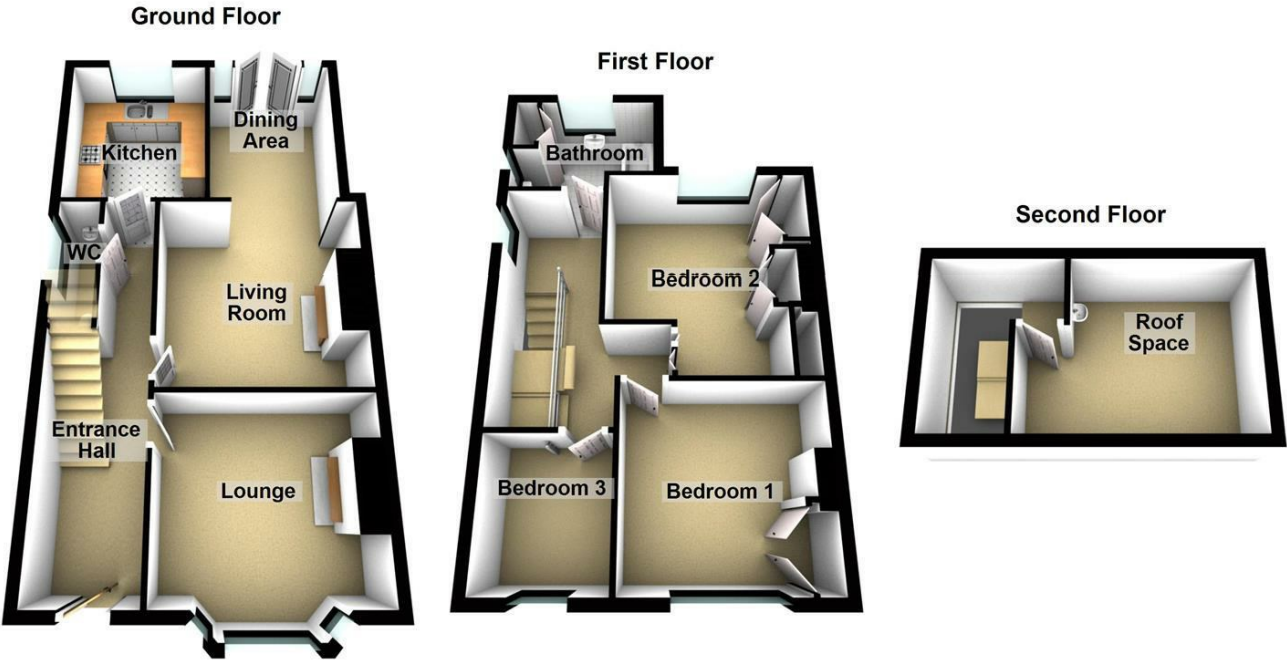
Up and over door with light and power. Housing gas boiler. Plumbed for washing machine.

### **Outside Rear**



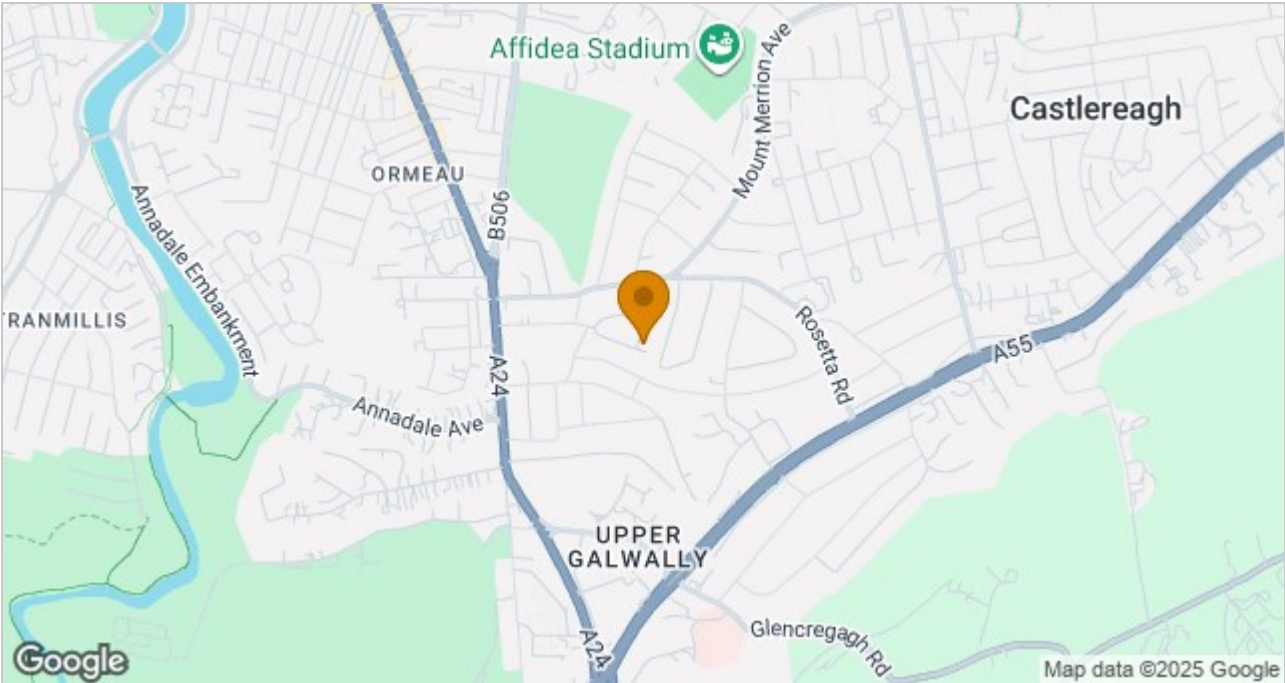
Enclosed garden laid in lawn with artificial grass. Flagged patio, bordered by timber fencing.

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



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