



Apt 5 6A Rosetta Park, Ravenhill, Belfast, BT6 0DJ

Asking Price £219,950

Situated in Rosetta Park at the top of the Ravenhill Road, and over looking Cherryvale Playing Fields, this duplex style apartment offers convenience to all the local amenities of the Ormeau and Rosetta area, that includes coffee shops, delicatessens, restaurant's, entertainment facilities and transport links into and out of Belfast City Centre. Internally this home offers spacious accommodation comprising of two double bedrooms, both with built-in robes, lounge / dining with lovely views over Cherryvale Playing Fields, modern fitted kitchen with casual dining area, white bathroom suite and an additional shower suite.

In addition the property benefits from a gas heating system, double glazing and communal parking to the rear. An excellent first time purchase in a fantastic location.

- Spacious Duplex Apartment
- Lounge Open to Dining
- White Bathroom Suite
- Gas Heating
- Communal Parking To The Rear
- Two Double Bedrooms
- Modern Fitted Kitchen With Casual Dining
- Separate Shower Suite
- Double Glazing
- An Excellent First Time Purchase

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(32 plus) A		
(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		

Communal Entrance Porch

Intercom system. Stairs to first floor.

Entrance



Main door with stairs up to inner hallway. Built in storage.

Lounge / Dining 22'9 x 13'5 (6.93m x 4.09m)



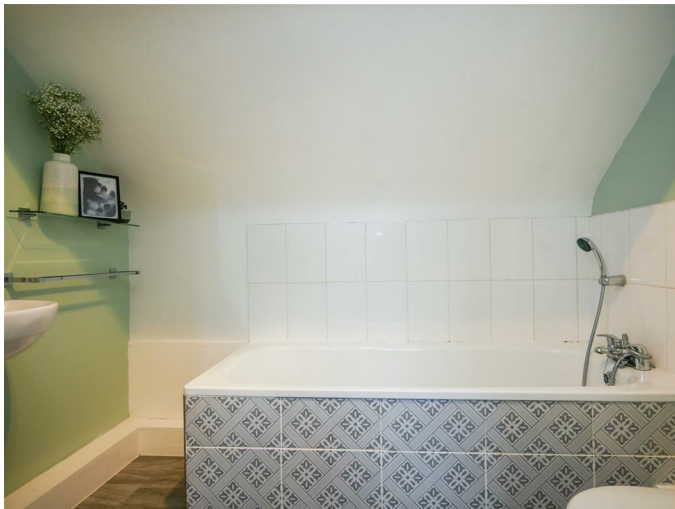
(at widest points) Built-in storage. Lovely views out towards Cherryvale playing fields.

Fitted Kitchen / Dining 11'9 x 11'7 (3.58m x 3.53m)



Shaker style fitted kitchen with built in hob and oven. Stainless steel overhead extractor fan. Part tiled walls. Laminate flooring.

White Bathroom Suite



White bathroom suite comprising of panelled bath with mixer taps and hand shower, pedestal wash hand basin and low flush w.c. Part tiled walls.

Stairs to



Bedroom One 17'0 x 13'6 (5.18m x 4.11m)



At widest points. Built-in bedroom furniture.

Bedroom Two 13'8 x 11'7 (4.17m x 3.53m)



At widest points. Built-in bedroom furniture.

White Shower Suite



White shower suite comprising of shower cubicle with chrome shower unit, pedestal wash hand basin and low flush w.c.

Outside

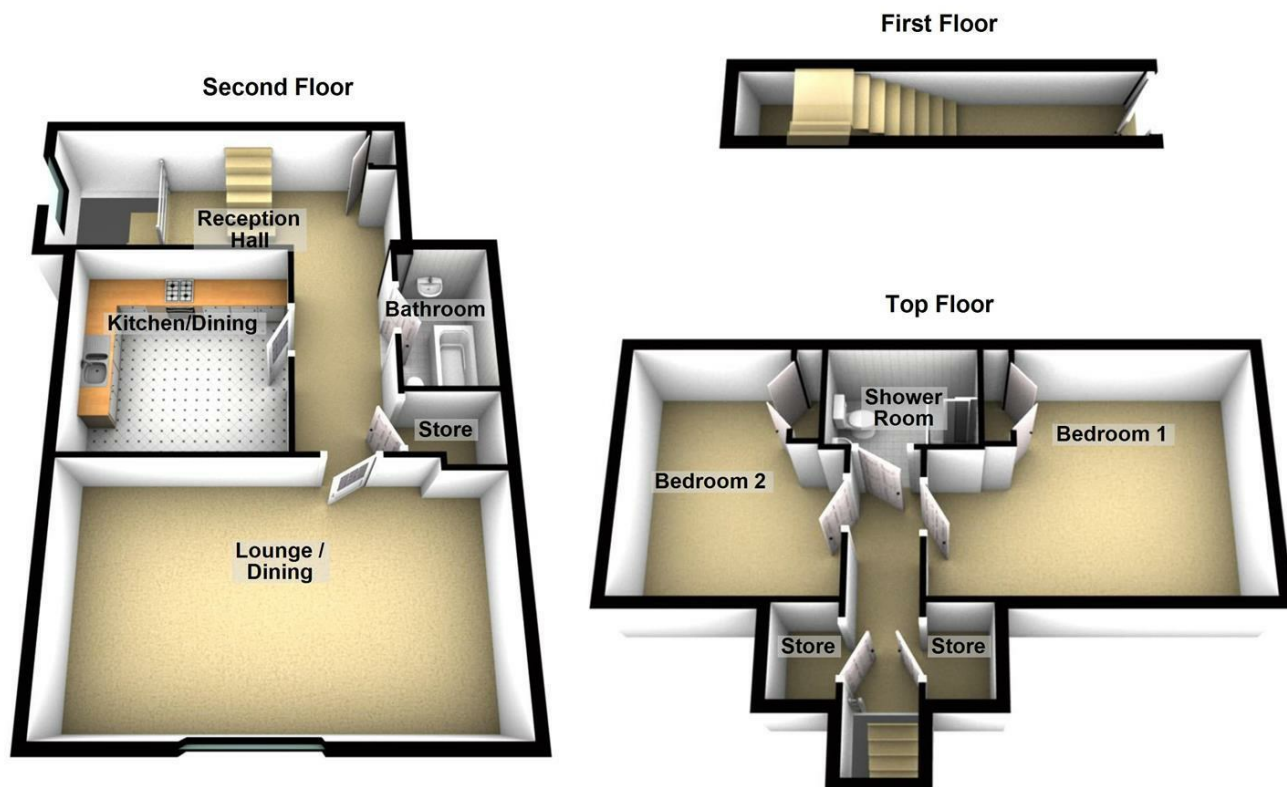


Driveway leading to the rear of the property that provides communal parking. A few minutes walk provides access to the Ravenhill & Ormeau Roads as well as Cherryvale Playing Fields & Ormeau Park.

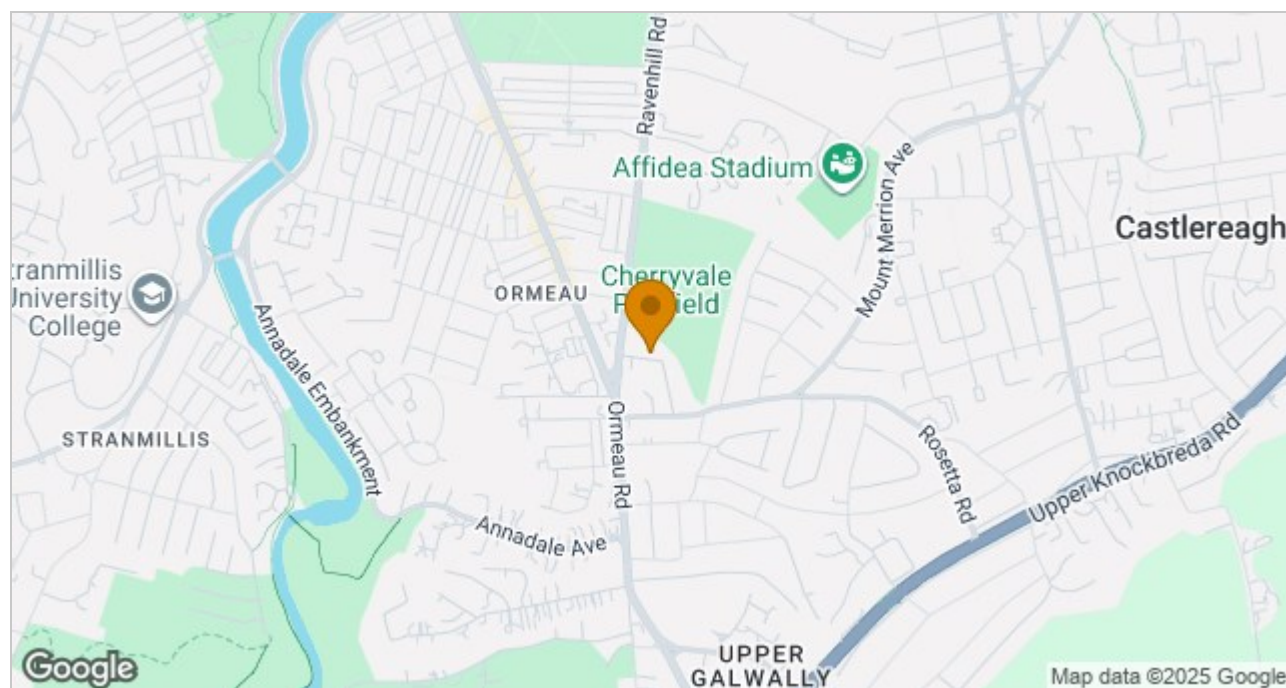
Management Details

Please note that the management company is Dalzells and their fees are approx. £1200 per annum.

Floor Plan



Area Map



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