



103 Rosetta Road, Rosetta, Belfast, BT6 0LS

Asking Price £284,950

Situated on Rosetta Road, this semi detached home offers convenience to the local shops and cafes as well as being within walking distance to Cherryvale Playing Fields and the array of cafes and restaurants off the Ormeau Road.

Internally, you will be pleasantly surprised by how spacious the accommodation is, with a large reception hall, two reception rooms, fitted kitchen and a w/c on the ground floor.

Upstairs there are three good sized bedrooms and bathroom suite with separate shower cubicle. The property also benefits from an oil fired central heating system, double glazing, driveway with ample parking leading to a detached garage and an enclosed rear garden laid in lawns.

An excellent home with superb potential in a fantastic location.

- Semi Detached Home
- Two Reception Rooms
- Downstairs W/C
- Oil Heating/Double Glazed
- Detached Garage
- Three Good Sized Bedrooms
- Fitted Kitchen
- Bathroom Suite 1st Floor With Separate Shower Cubicle
- Driveway With Ample Parking
- Enclosed Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

Entrance Hall



Glass panelled front door with glazed side panels to reception hall.

Downstairs w.c



Low flush w/c and sink unit.

Lounge 13'1 x 12'2 (3.99m x 3.71m)



(into bay)
Tiled fireplace with wooden surround.

Dining Room 11'9 x 11'2 (3.58m x 3.40m)



Fitted Kitchen 13'7 x 8'2 (4.14m x 2.49m)



Full range of high and low level units, glazed cabinets, Formica work surfaces single drainer sink unit with mixer taps, plumbed for washing machine, Part tiled walls. Tongue and groove ceiling. Spot-lights.

First Floor



Original stained glass window.

Bedroom One 13'0 x 10'0 (3.96m x 3.05m)



(into bay)
Double mirrored sliding robes.

Bedroom Two 11'9 x 11'3 (3.58m x 3.43m)



Bedroom Three 8'9 x 8'0 (2.67m x 2.44m)



Built-in storage

Coloured Bathroom Suite



Comprising panelled bath with mixer taps, pedestal wash hand basin, low flush w.c. Separate shower cubicle with Triton shower unit. tongue and groove ceiling, Hot-press. Laminate flooring. Access to the roof space, floored for storage.

Outside Front

Garden laid in lawn.

Driveway with ample parking leading to a detached garage.

Detached Garage 17'0 x 9'1 (5.18m x 2.77m)

Up and over door. Light and power.

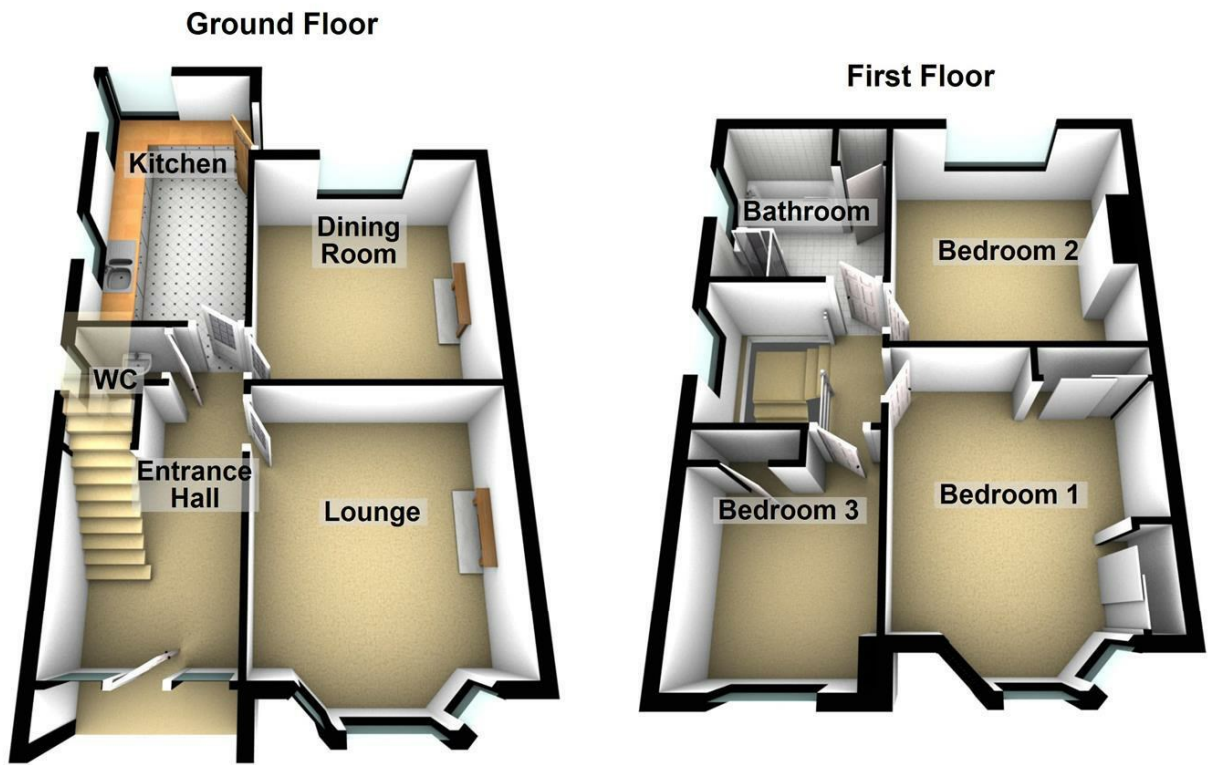
Outside Rear



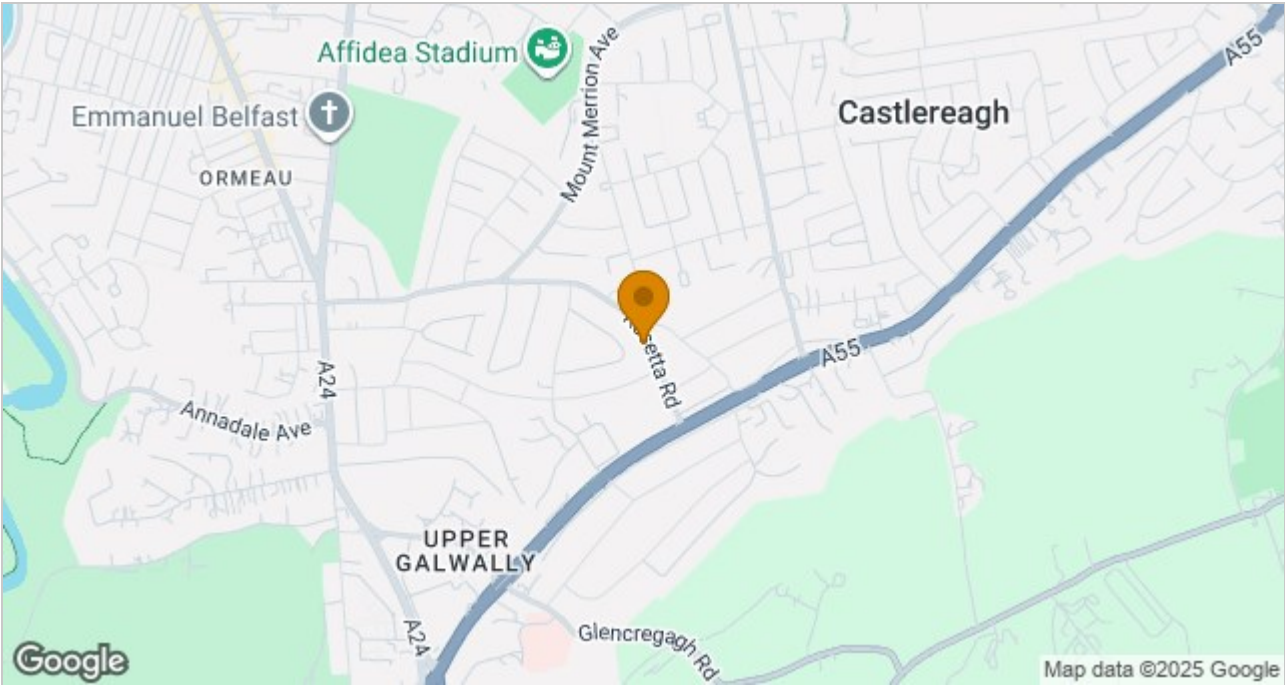
Enclosed flagged patio and rear garden laid in lawn with a superb range of plants trees and shrubs, bordered by timber fencing.



Floor Plan



Area Map



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