



14 Rosewood Park, Ballygowan Road, Belfast, BT6 9RX

Asking Price £185,000

Situated in a small cul de sac position just off the Ballygowan Road, this extremely well presented semi detached bungalow also sits on a generous site with off street parking to the front for 2 cars, lawn gardens to the front and to the rear with additional flagged patio area. The accommodation comprises two good size bedrooms, a spacious lounge with feature fire, a modern fitted kitchen with dining area and a white bathroom suite. Worthy of immediate viewing, we are confident this home is sure to appeal given its finish and prime location, close to so many amenities.

- Semi detached bungalow
- Bright and spacious lounge
- White bathroom suite
- Double glazed windows
- Gardens to the front and rear
- Two good size bedrooms
- Modern fitted kitchen open to dining area
- Gas central heating
- Off street parking to the front for 2 cars
- Cul de sac position

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		

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall



Wood flooring, access to the roof space via a slingsby ladder approach.

Lounge 14'3 x 11'9 (4.34m x 3.58m)



Wood flooring, multi fuel fire, recessed spotlights.

Additional lounge image



Bedroom 1 11'1 x 11'0 (3.38m x 3.35m)



Bedroom 2 11'1 x 8'9 (3.38m x 2.67m)



Kitchen / dining 15'8 x 9'4 (4.78m x 2.84m)



Full range of high and low level units, double drainer sink unit with mixer taps, formica work surfaces, plumbed for washing machine, plumbed for fridge freezer, 5 ring gas hob, double oven and grill, extractor fan, recessed spotlights, tiled floor, gas boiler.

Dining image



Tiled floor, Double glazed doors to the rear gardens. (Existing decking / steps have been removed but are being replaced)

Bathroom 5'9 x 5'7 (1.75m x 1.70m)



White suite comprising panelled bath, mixer taps, chrome thermostatically controlled shower, low flush w/c, wash hand basin with storage below, extractor fan, recessed spotlights, part tiled walls, tiled floor.

Outside

Off street parking to the front for 2 cars.

Front gardens

Raised garden to the front laid in lawn.

Rear gardens



Enclosed gardens to the rear laid in lawn, with additional flagged patio area. Garden shed.

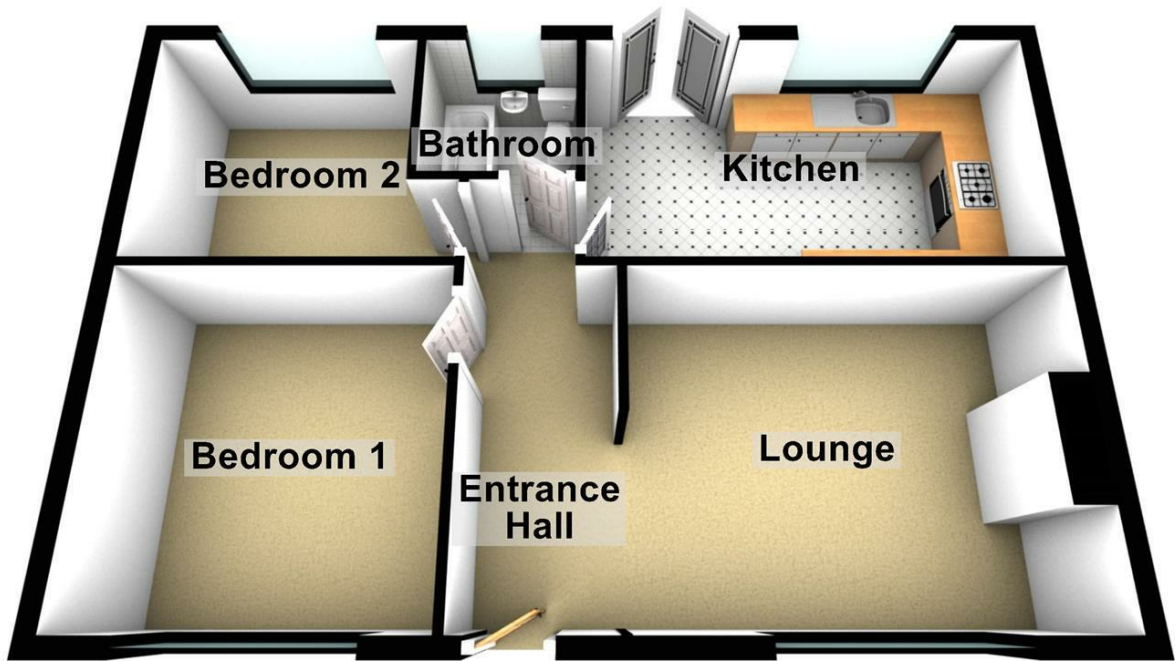
Decking / steps from the back patio doors to be replaced by the owners.

Rear elevation

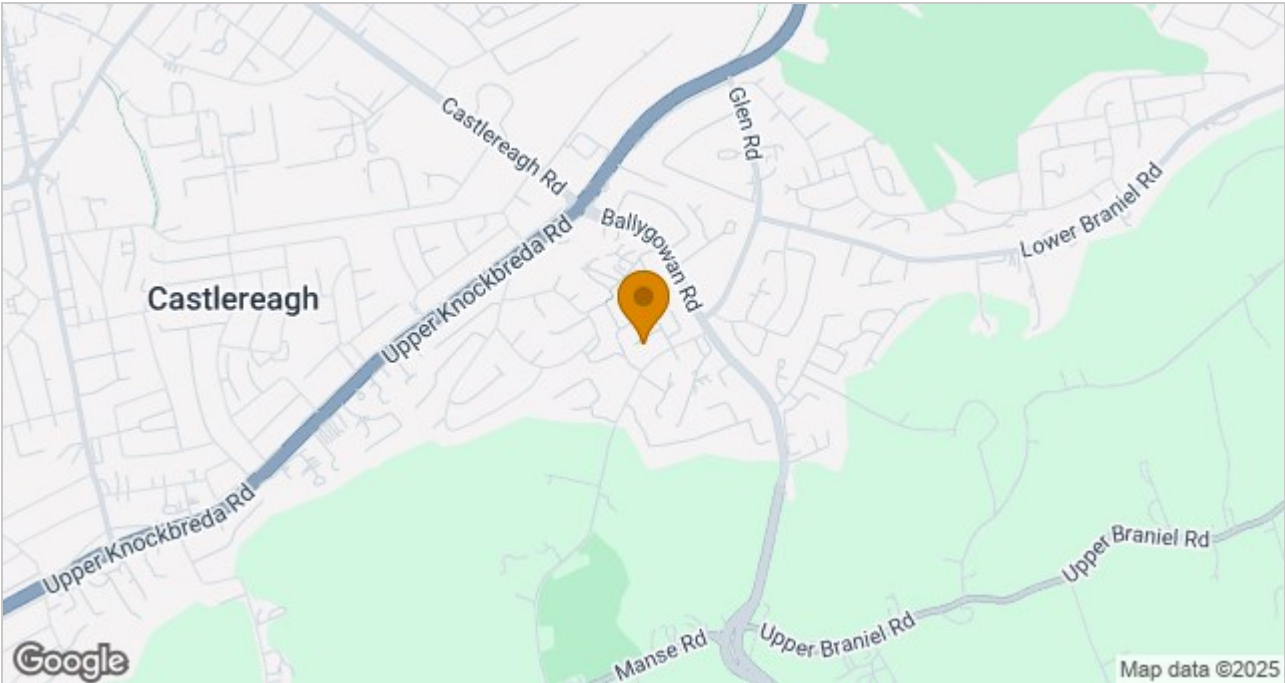


Floor Plan

Ground Floor



Area Map



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