






A charming three bedroom semi-detached home in the Rosetta area of South Belfast  
Priced to allow for sympathetic modernisation and benefits from no onward chain  
Bright and spacious entrance hall with convenient under-stair WC  
Two well-proportioned reception rooms - both complete with feature charming fireplaces  
Kitchen/dining area benefitting from built in appliances & plumbed for white goods  
Three generously sized bedrooms - one with built-in storage  
Shower room complete with additional storage cupboard and separate WC

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## Opportunity Knocks!

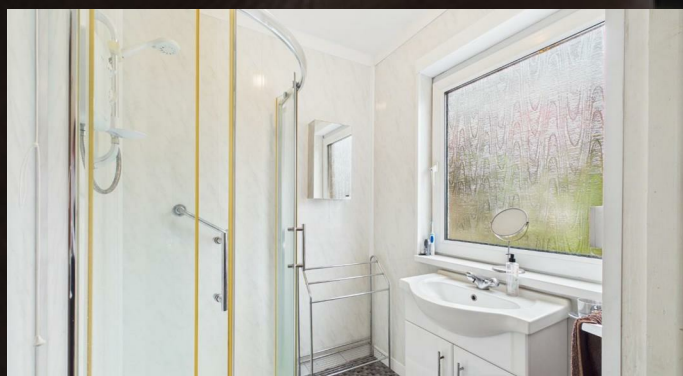
Nestled within the ever-popular Rosetta area of South Belfast, this delightful three-bedroom semi-detached property offers a wonderful opportunity for buyers seeking a home with character, space, and the potential to create something truly special. Priced to allow for sympathetic modernisation, this property presents an excellent opportunity to put your own stamp on a home in a highly desirable location.

As you enter the home, you are welcomed by a bright and spacious entrance hall. A convenient under-stair WC adds practicality for modern family living. The ground floor boasts two inviting reception rooms, both enhanced by charming feature fireplaces, perfect for relaxing evenings or entertaining guests. One reception room flows seamlessly into the kitchen and dining area, a sociable space complete with built-in appliances, plumbed for white goods and sliding doors that open out to the rear garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms, offering comfortable accommodation for families, professionals, or those working from home. One bedroom benefits from built-in storage, while the shower room and separate WC provide added convenience for busy households.

Outside, the home enjoys a pleasant front garden laid in lawn and framed by mature shrubs, creating a welcoming first impression. A tarmac driveway to the side offers off-street parking. To the rear, a tiered garden provides a private outdoor retreat, featuring a lawn area with steps leading to an elevated flower bed - perfect for gardening enthusiasts or simply unwinding in a peaceful setting with stunning views over the city.

A fantastic range of local amenities including Forestside Shopping Centre, Ulster Rugby, Cherryvale & Ormeau Park and the vibrant Ormeau Road are all within walking distance whilst the property also sits within the catchment to a range of leading schools in the area.



**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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