



48 RODDENS PARK

Belfast BT5 7JG

Offers Around

£320,000



SEMI-DETACHED | 3  | 1  | 2 

We are delighted to bring to the market this beautifully presented, recently extended, spacious, three bedroom semi-detached property, set just off the Glen Road in East Belfast.

KEY FEATURES

- Beautifully Presented and Extended Three Bedroom Semi-Detached Property Set Off the Glen Road in East Belfast
- Within Close Proximity to many Local Leading Primary and Secondary Schools
- Within 5 Minutes' Drive to Both Ballyhackamore and Belmont Villages
- Three Well Proportioned Bedrooms
- Bright and Spacious Hallway
- Front Lounge
- Bespoke Fitted Kitchen with Range of Integrated Appliances, Open Plan Living Dining Room with Sliding Doors Leading to Rear Garden
- Utility Room
- Downstairs WC
- Contemporary Family Bathroom with Modern Four Piece White Suite
- Tarmacked Driveway with Excellent Off Street Parking and Front Garden Laid in Lawns
- Enclosed Private Rear Garden Ideal for Outdoor Entertaining and Children at Play
- Outhouse with Excellent Storage
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast



ROOM DETAILS

ENTRANCE

Front Door:

GROUND FLOOR

Spacious Reception Hall:

Lounge:
13'3" x 10'11"

Kitchen:
20'4" x 11'7"

Open Plan to Living and Dining Room:
16'11" x 13'7"

Rear Hallway / Utility:

Downstairs WC:
Stairs to First Floor
Landing:

FIRST FLOOR
Roof Space:

Family Bathroom:

Bedroom One:
13'0" x 10'4"

Bedroom Two:
11'7" x 10'4"

Bedroom Three:
9'9" x 7'3"

OUTSIDE

Driveway and Gardens:



DIRECTIONS

Travelling along Knock Road in the direction of Castlereagh, turn left on to Glen Road. Take the first right on to Roddens Park. Number 48 is located on the left hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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