



## 8 Rosemount Gardens , Belfast, BT15 5AG

**Offers Around £235,000**

Most Imposing Refurbished Period Town Terrace With Rear Gardens Set Within This Highly Regarded Residential Location.

A most imposing red brick period town terrace which has benefitted from a comprehensive modernisation programme creating a fabulous property with private rear gardens. The spacious interior comprises 5 bedrooms, 2 reception rooms with lounge into bay, modern fitted kitchen incorporating built-in oven and gas hob, integrated fridge/freezer and deluxe 4 piece modern white bathroom suite complete with bath and separate shower cubicle. The dwelling further offers gas central heating, uPvc double glazed windows, excellent energy rating, extensive use of wood laminate and ceramic floor coverings. The property has benefitted from a comprehensive programme of improvements in past years to include wiring, plumbing, new windows, upgraded insulation, sub floors while retaining much period detail. The most imposing refurbished accommodation combines with the private gardens creating an exceptional home worthy of your immediate attention - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	70	72
EU Directive 2002/91/EC		



# 8 Rosemount Gardens

, Belfast, BT15 5AG



- Imposing Period Town Terrace
- 5 Bedrooms 2 Receptions
- Modern Integrated Kitchen
- Deluxe 4 Piece Bathroom Suite
- Upvc Double Glazed Windows
- Gas Central Heating
- Comprehensively Refurbished
- Hard Landscaped Gardens
- Sought After Location

## Entrance Porch

Hardwood entrance door, ceramic tiled floor, vestibule door.

## Entrance Hall

Wood laminate floor, cornice ceiling, double panelled radiator.

## Lounge

15'5" x 11'8" into bay (4.72 x 3.56 into bay)

Attractive fireplace, cornice ceiling, wood laminate floor, double panelled radiator.

## Living Room

11'5" x 11'1" (3.49 x 3.38)

Attractive fireplace, wood laminate floor, built-in storage, concealed gas boiler, panelled radiator.

## Kitchen

12'7" x 7'0" (3.86 x 2.14)

Bowl and a half stainless steel sink unit,

extensive range of high and low level units, formica worktops, built-in under oven and 4 ring gas hob, stainless steel canopy extractor fan, integrated fridge/freezer, panelled radiator, plumbed for washing machine, ceramic tiled floor, partially tiled walls, hardwood rear door.

## First Floor

Landing.

## Bathroom

Deluxe 4 piece bathroom suite comprising panelled bath, shower cubicle, thermostatically controlled telephone hand shower, pedestal wash hand basin, low flush wc, chrome radiator, pvc panelled walls, ceramic tiled floor.

## Bedroom

9'10" x 10'8" (3.00 x 3.26)

Cornice ceiling, double panelled radiator.

## Bedroom

18'0" x 16'3" into bay (5.49 x 4.96 into bay) Cornice ceiling, double panelled radiator.

## Second Floor

Landing, velux window, double panelled radiator.

## Bedroom

9'0" x 6'4" (2.76 x 1.95)

Double panelled radiator.

## Bedroom

12'4" x 10'3" (3.76 x 3.13)

Double panelled radiator.

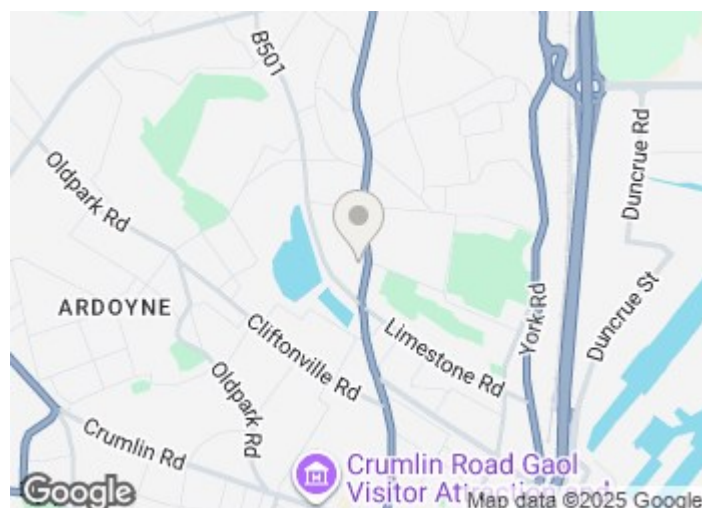
## Bedroom

16'9" x 11'4" (5.11 x 3.47)

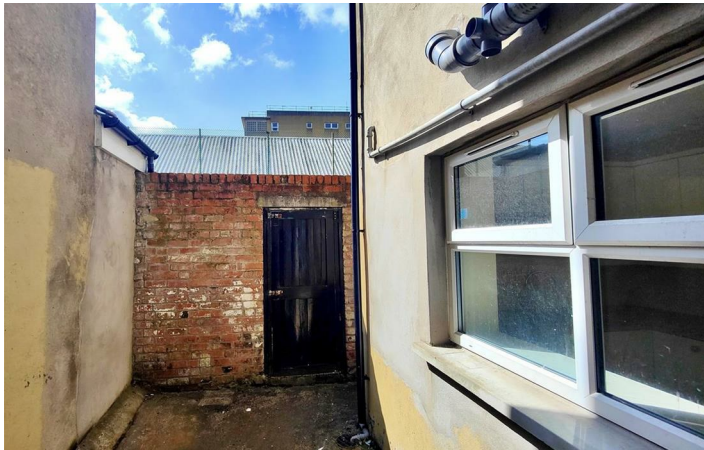
Double panelled radiator.

## Outside

Front forecourt in patio. Enclosed rear yard, outside light and tap, hard landscaped rear in patio.



## Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

