



3 Rosehead , Belfast, BT14 7BD

Offers Over £165,000

Stunning Modern Built Family Home Set Within This Most Popular Cul-De-Sac Location Presented To The Highest Standards.

A rare opportunity to purchase a stunning refurbished modern constructed town house situated within this much admired residential development. The immaculately appointed interior comprises lounge with media wall, 3 bedrooms, all with wood laminate flooring, spacious recently fitted luxury kitchen with island unit, furnished cloakroom and deluxe fully tiled white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, solar panels, low outgoings, feature patio doors to garden and superb garden room. The exterior comprises hard landscaped rear gardens with ample off street car parking. Superb presentation combines with the sought after cul-de-sac position to make this the ideal luxury family home - Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	77	77
(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	

3 Rosehead , Belfast, BT14 7BD



- Stunning Modern Built Family Home
- Deluxe Fully Tiled Bathroom Suite
- Landscaped Gardens
- Highest Presentation
- 3 Bedrooms Lounge With Media Wall
- Gas Central Heating
- Off Street Car Parking
- Luxury Fitted Kitchen
- UPvc Double Glazed Windows
- Garden Room

Entrance Hall

UPvc double glazed entrance door, under stairs storage, wood laminate floor, panelled radiator.

Furnished Cloakroom

White suite comprising vanity unit, low flush wc, wood laminate floor, extractor, panelled radiator.

Lounge

13'11" x 11'7" (4.25 x 3.55)

Wood laminate floor, media wall, double panelled radiator.

Kitchen

12'11" x 12'2" (3.95 x 3.72)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, island unit, built-in under oven and hob, stainless steel canopy extractor, fridge freezer

space, plumbed for washing machine, partially tiled walls, wood laminate floor.

Dining Area

Wood laminate floor, double panelled radiator, uPvc double glazed patio doors.

First Floor

Landing, access to roof space.

Bathroom

Deluxe fully tiled white suite comprising panelled bath, shower screen, thermostatic controlled drench shower, vanity unit, low flush wc, tiled walls, ceramic tiled floor.

Bedroom

12'2" x 10'7" (3.71 x 3.23)

Wood laminate floor, double panelled radiator, built in storage.

Bedroom

14'6" x 12'5" (4.43 x 3.80)

Wood laminate floor, built-in storage, double panelled radiator.

Bedroom

10'2" x 8'6" (3.11 x 2.61)

Wood laminate floor, built-in storage, panelled radiator.

Garden Room

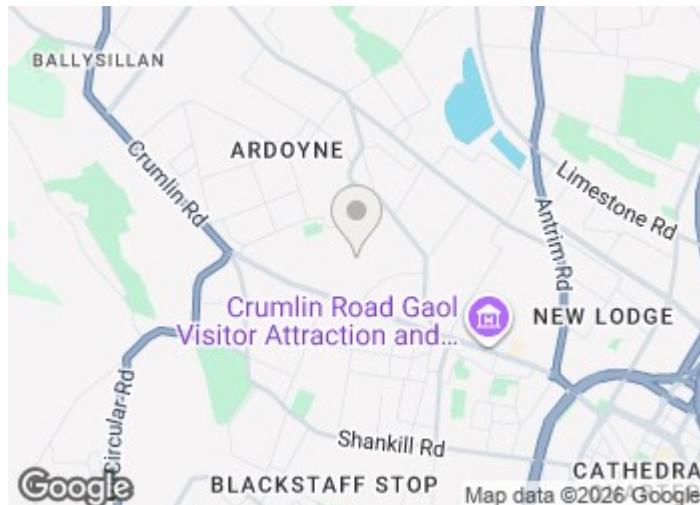
18'9" x 12'2" (5.72 x 3.73)

Range of low level units, formica worktops, partly panelled walls, uPvc sliding doors, double panelled radiator.

Furnished Cloakroom : Low flush wc, recessed lighting.

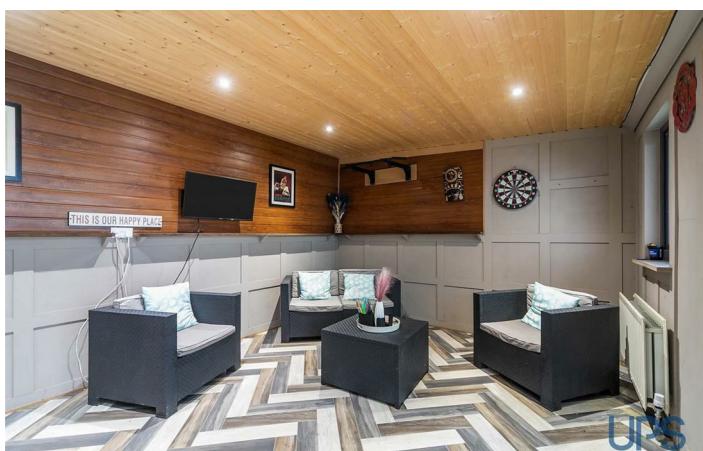
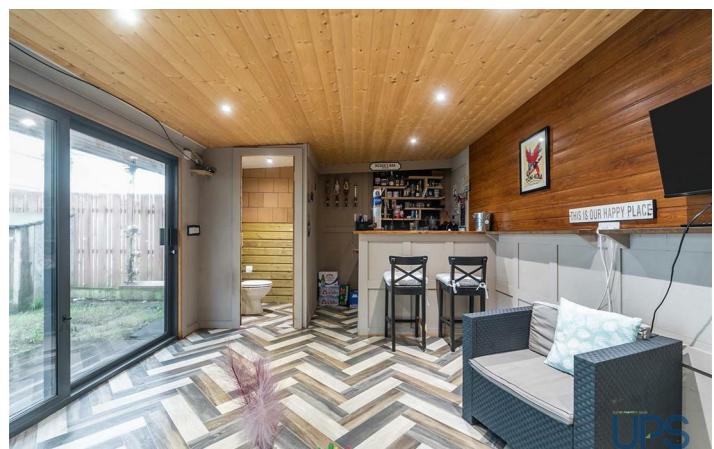
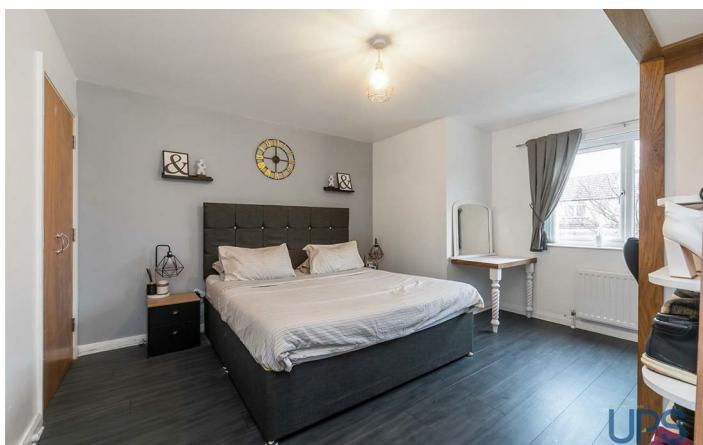
Outside

Front and rear garden in mature lawn, patio area, outside light and tap, tarmac driveway with ample carparking.



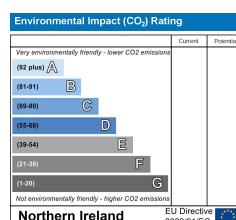
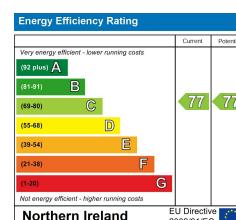
Directions





Floor Plan

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