



ULSTER PROPERTY SALES

# UPS

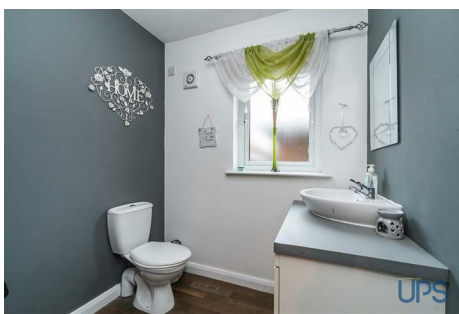
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 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		
Very energy efficient - lower running costs	Current	Potential
(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>		
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

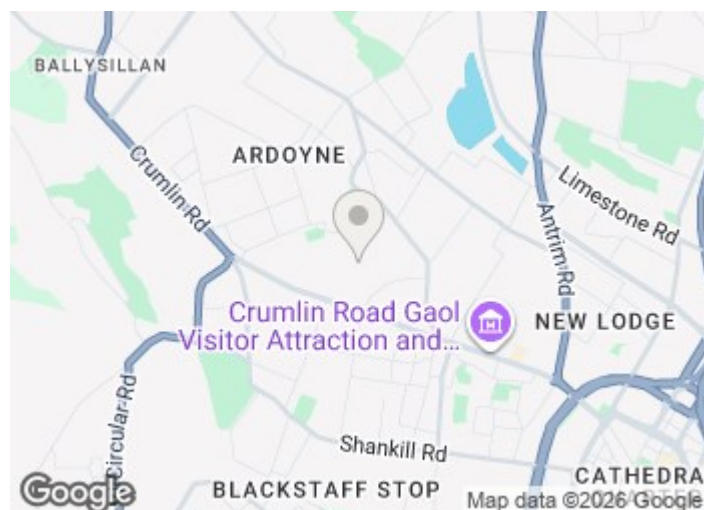
18'9" x 12'2" (5.72 x 3.73)

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

Furnished Cloakroom : Low flush wc, recessed lighting.

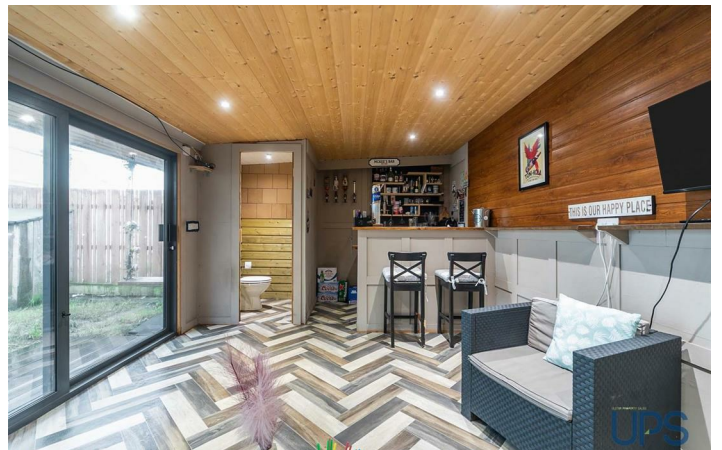
### Outside

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



### Directions





Floor Plan

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.

