



10 Rosapenna Street , Belfast, BT14 6GD

Offers Over £124,950

Fabulous Opportunity To Purchase A Modern Constructed End Of Terrace With A Superb Walled Garden.

Offering all the benefits of a modern built home, this deceptively spacious end of terrace offers the ideal investor or first time buyer opportunity. The well presented interior comprises two bedrooms, spacious lounge, extensive fitted kitchen with informal dining and modern white bathroom suite. The dwelling further benefits from gas central heating, uPvc double glazed windows, pvc fascia and eaves and offers a little or no maintenance worries. A private walled corner site with access to a courtyard setting with ample carparking combines with the most convenient location to make this opportunity not to be missed. - Early Viewing Highly Recommended!

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

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- Modern Constructed End Of Terrace
- Fitted Kitchen With Informal Dining
- Upvc Double Glazed Windows
- 2 Bedrooms
- Modern White Bathroom Suite
- Private Walled Corner Site
- Spacious Lounge
- Gas Central Heating
- Most Convenient Location

Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

Lounge

14'7" x 10'0" (4.47 x 3.05)

Wood laminate floor, double panelled radiator.

Inner Lobby

Kitchen

14'7" x 10'9" (4.47 x 3.30)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel canopy extractor fan, fridge/freezer space, plumbed for

washing machine, tumble dryer space, partly tiled walls, ceramic tiled floor, understairs storage. uPvc double glazed rear door.

First Floor

Landing, storage cupboard, concealed gas boiler.

Bathroom

Modern white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, featured radiator, fully tiled walls, extractor fan.

Bedroom

14'9" x 9'3" (4.50 x 2.84)

Built-in cupboard, wood laminate floor, panelled radiator.

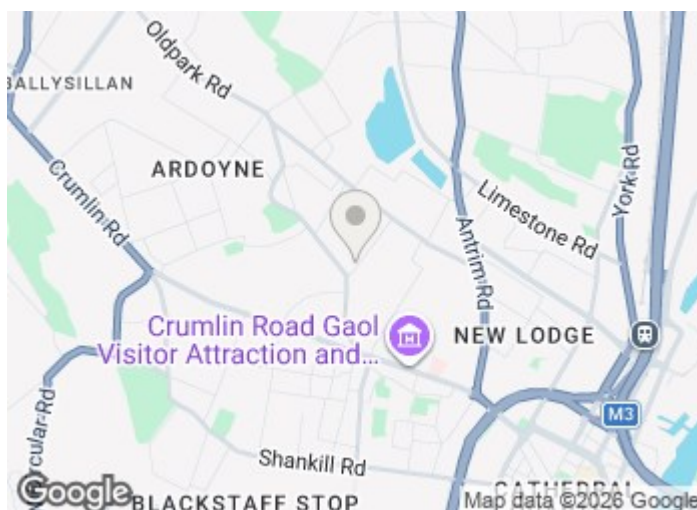
Bedroom

10'5" x 7'6" (3.20 x 2.29)

Wood laminate floor, panelled radiator.

Outside

Private walled corner site with hard landscaped gardens front, side and rear, stone chippings, flowerbeds, outside tap.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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