



Close to the beautiful grounds of Stormont Estate and glider stops to Ballyhackamore and the city centre, this well-proportioned home enjoys a superb site and setting.

In addition to the two principal reception rooms, the kitchen is open plan to a sun room which enjoys a lovely aspect over your private, mature rear garden which features attractive planting.

All three bedrooms are a good size and a range of built-in furniture provides excellent storage.

Although priced to allow for some updating, this well-loved home has been well-looked after over the years. With no onward chain it is nevertheless ready to move into.

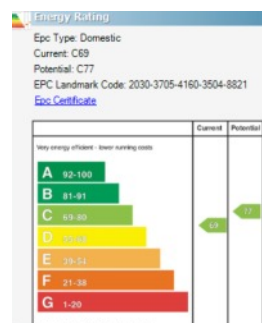
With local amenities a short stroll away, a range of excellent schools for all ages is also in the vicinity.

Recent sales in highly regarded Rosepark have proved very popular so we would recommend viewing as soon as possible.

Offers Over
£425,000

15 Rosepark South,
Belfast,
BT5 7RJ

Viewing by
appointment with
& through agent
028 9065 0000





- Attractive detached villa on superb site
- 3 well-proportioned bedrooms: all with built-in storage
- Spacious, bright living room with twin aspect
- Separate dining/family room
- Kitchen with integrated appliances
- Dining and sitting areas overlooking lovely garden
- Fully tiled bathroom with separate shower
- Additional WC downstairs
- Attached, double length garage
- Ample, additional off-street, driveway parking
- Delightful front and south-facing rear gardens
- Gas central heating
- Quiet yet convenient location
- No onward chain

The Property Comprises:

Entrance

COVERED ENTRANCE PORCH: Hardwood front door with double glazed insets and large side lights.

Ground Floor

RECEPTION HALL:



CLOAKROOM: Cloaks area. Low flush WC, wash hand basin. Feature leaded stained glass window.



LIVING ROOM: 21' 3" x 12' 0" (6.48m x 3.65m) Into bay. Stone fireplace with wooden mantel and tiled hearth. Twin aspect with french doors to rear garden. Cornice ceiling.



DINING/FAMILY ROOM: 11' 6" x 11' 0" (3.5m x 3.34m) Cornice ceiling. Glazed lights to hallway. Sliding door to...



Ground Floor

KITCHEN: 11' 5" x 10' 0" (3.49m x 3.04m) At widest points. Range of high and low level units including glazed display cabinets. Integrated Hotpoint double oven, 4 ring Bosch Hob, Smeg dishwasher, Indesit fridge. Single drainer stainless steel sink unit. Wine rack, part tiled walls, ceramic tiled floor.



OPEN PLAN TO:

FAMILY ROOM/SUN ROOM: 10' 8" x 8' 8" (3.25m x 2.63m) At widest points. Corner windows overlooking and patio door to rear garden. Service door to garage.



First Floor

BEDROOM (1): 17' 11" x 11' 11" (5.45m x 3.63m) At widest points. Twin aspect. Two sets of built in robes with mirror-fronted sliding doors. Wash hand basin with storage underneath.



BEDROOM (2): 13' 2" x 10' 4" (4.01m x 3.15m) At widest points. Range of built-in furniture including robes, drawers, bedside tables, dressing table. Access to storage in eaves/luggage room.

BEDROOM (3): 11' 6" x 8' 5" (3.5m x 2.57m) Range of built-in furniture to include robes, drawers, bedside tables and dressing table.



BATHROOM: White suite comprising panelled bath with telephone hand shower. Wash hand basin, low flush WC. Separate shower cubicle with Mira Jump electric shower. Fully tiled walls, ceramic tiled floor, chrome heated towel rail.

LANDING: Access to roofspace. Shelved linen cupboard with radiator.



Outside

FRONT: Double entrance pillars with gates leading to driveway which features off-street parking for several vehicles.

Border beds with excellent degree of natural screening afforded by mature plants, flowering, shrubs and trees. Bin storage area to side of:

ATTACHED GARAGE 29' 10" x 9' 1" (9.09m x 2.76m) "Drive through" with sliding timber doors to front and up and over door to rear.

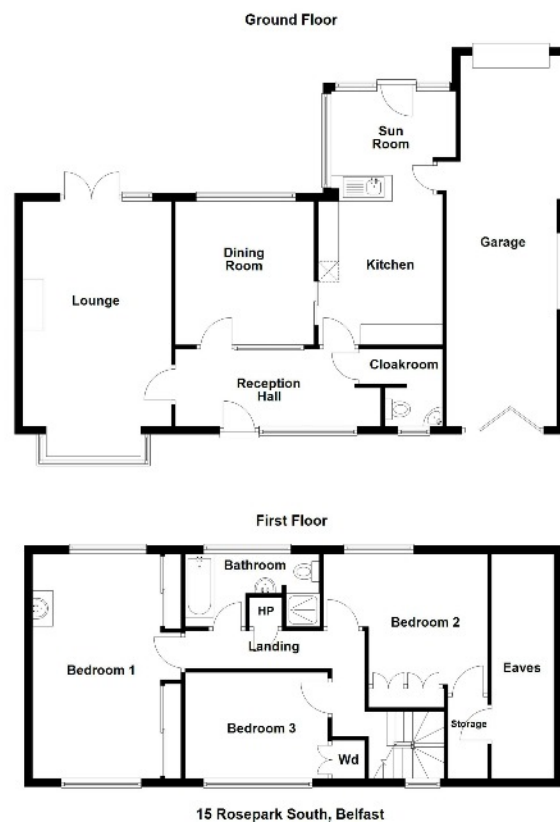
Power and light. Worcester Bosch natural gas boiler.

REAR: Good sized, private rear garden with south-westerly orientation. Lawn surrounded by well-stocked beds, excellent variety of plants, trees and shrubs. Large patio area and sheltered brick pavilion sitting area. Outside light and tap. Gates to both sides.



Location:

Travelling along the Upper Newtownards Road heading towards Dundonald, turn right into Rosepark, then take the first left and the next right into Rosepark South. The property is on the right hand side.



Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747

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