



A Truly Outstanding Mid Terrace Property in a Prime Location in South East Belfast situated just off Rosetta Avenue. The property benefits from excellent commuter access to the City Centre via either the Ormeau Road or Ravenhill Road. In close proximity to local schools, churches and Forestside shopping complex at Upper Galwally. The magnificently restored and modern accommodation comprises on the ground floor Two main Reception rooms, an exceptional Modern Fitted Kitchen with Separate Utility room and downstairs wc. Further works have been carried out to include a new damp proof course and a complete rewire of the property, certificates are available. On the First floor is a Deluxe Bathroom and Three Bedrooms and on the second floor there are Two further Bedrooms. In addition the property benefits from UPVC Double glazed windows and Phoenix gas central heating. Decorated and tastefully presented by the current owner, we are confident that with its charm and overall ambience this property will appeal to a range of prospective purchasers and an early viewing is highly recommended.

Offers Over  
£295,000

12 Rosetta Parade,  
Ormeau Road,  
Belfast,  
BT7 3HJ

Viewing by  
appointment with  
& through agent  
028 9066 3030



- An Outstanding Terrace Family Home in a Prime Residential Location.
- Two Superb Ground Floor Reception rooms (Potential First Floor Living Room).
- Magnificent Modern Fitted Kitchen with separate Utility Room.
- Excellent Ground Floor Shower Room With Separate W.C.
- Five well proportioned Bedrooms.
- Bathroom with white suite and separate shower cubicle.
- Enclosed rear courtyard and front garden area in loose pebbles.
- Superb internal presentation and overall ambience.
- UPVC Double Glazed Windows and Phoenix Gas Central Heating.
- Recently renovated including new five panel oak doors, new radiators and re-plastered •Further works undertaken to include a new damp proof course & full rewire

### Property Comprises

Wooden front door to Entrance porch with original tiled floor.

Glass door with glazed stained glass panels to;

RECEPTION HALL: Solid oak flooring, cornice ceiling, ceiling rose.

LIVING ROOM: 17'0" x 12'10" (5.18 x 3.90) (into bay and at widest points) Matching solid oak flooring, ornate slate fireplace with brick surround and tiled hearth, cornice ceiling, picture rail, bay window.



FAMILY ROOM: 14'3" x 12'2" (4.34 x 3.70) (at widest points) Original tiled floor, cast iron fireplace with Mahogany mantle piece, granite surround and granite hearth, picture rail.



FANTASTIC MODERN FITTED KITCHEN; 14'6" x 10'6" (4.41 x 3.20) (at widest points) Extensive range of high and low level units, solid beech work surfaces with matching beech drainer, Belfast sink unit with mixer taps, space for cooker range with tiled splash back and extractor fan, plumbed for dishwasher, integrated fridge freezer, part tiled walls, fully tiled floor, pine tongue and groove ceiling, storage cupboard under stairs.



SEPARATE UTILITY ROOM: 11'0" x 7'7" (3.35 x 2.30) (at widest points) Worktop, plumbed for washing machine, fully tiled floor, boiler house, access to rear, low flush wc with wash hand basin and matching fully tiled floor.

SPACIOUS LANDING: With cornice ceiling.

BEDROOM(5)/STUDY: 10'9" x 10'2" (3.27 x 3.10) (at widest points) Period cast iron fireplace, cornice ceiling, shelved hot press with copper cylinder immersion heater, storage cupboard.



MODERN BATHROOM: White suite comprising freestanding bath with mixer taps and telephone hand shower, separate large fully tiled shower cubicle with Mira sport electric shower, pedestal wash hand basin splash back tiling and mixer taps, low flush wc, part tiled walls, ceramic tiled floor, access to roofspace.



MASTER BEDROOM: 18'4" x 12'6" (5.58 x 3.80) (at widest points) Cornice ceiling, picture rail.

BEDROOM (1): 12'0" x 11'6" (3.65 x 3.50) (at widest points) Period cast iron fireplace, cornice ceiling, picture rail.

LANDING:

Access to roofspace.

BEDROOM (3): 18'4" x 12'6" (5.58 x 3.80) (at widest points) Period cast iron fireplace.

BEDROOM (4): 12'0" x 11'2" (3.65 x 3.40) (at widest points) Period cast iron fireplace, Velux window additional natural light.

Outside:

Small front garden in pink pebbles and shrubs with original tiled pathway to front door enclosed by boundary hedge. Enclosed rear courtyard with outside tap and UPVC Oil tank.

Location:

Main Saintfield Road past Purdysburn and Ivanhoe Inn take the next left at lights into Manse Road.

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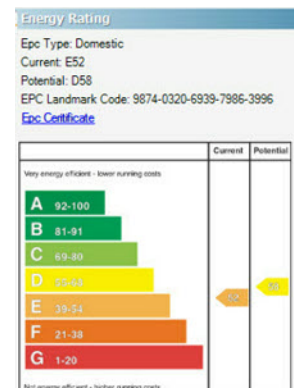
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