

3 Rosapenna Drive , Belfast, BT14 6GT

Offers Around £127,950

An Extended Semi Detached Villa Holding A Prime Position Within This Highly Regarded Location

Holding a prime position within this most sought after location, this impressive extended red brick semi detached villa has benefited from a programme of modernisation works in past years creating the perfect starter home. The extended interior comprises 3 bedrooms, through lounge into bay, extended recently fitted kitchen incorporating built-in oven and hob and modern fully tiled white bathroom suite. The dwelling further offers double glazed windows in hardwood frames, oil fired central heating, re-pointing, roofing improvements and benefits from extensive use of wood laminate and ceramic floor coverings. A delightful low maintenance rear garden is complemented by every conceivable amenity within walking distance and the City Centre just a short commute away to make this a home not to be missed - Early Viewing is 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	39	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

3 Rosapenna Drive

, Belfast, BT14 6GT



- Extended Red Brick Semi Detached Villa
- Modern White Bathroom Suite
- Private Rear Gardens
- 3 Bedrooms Through Lounge Into Bay
- Double Glazed Windows
- Prime Position
- Extended Fitted Kitchen
- Oil Fired Central Heating

Entrance Hall

Upvc entrance door, ceramic tiled floor, vestibule door, wood laminate floor, recessed lighting, understairs storage, panelled radiator.

Through Lounge Into Bay

19'2" x 13'2" at widest (5.86 x 4.02 at widest)

Wood laminate floor, panelled radiators x 3.

Extended Kitchen

15'10" x 8'1" (4.85 x 2.48)

Bowl and a half single drainer stainless sink unit, extensive range of high and low level units, wood block effect formica worktops,

built-in under oven and ceramic hob, stainless steel extractor fan, stainless steel splashback, plumbed for dishwasher, fridge/freezer space, partly tiled walls, wood laminate floor, panelled radiator, understairs storage, pvc double doors to rear.

First Floor

Landing.

Bathroom

Modern white bathroom suite comprising, panelled bath, shower screen, thermostatically controlled shower, telephone hand shower, pedestal wash hand basin, low flush wc, tiled walls, ceramic tiled floor, panelled radiator.

Bedroom

9'5" x 9'3" (2.89 x 2.83)
Panelled radiator.

Bedroom

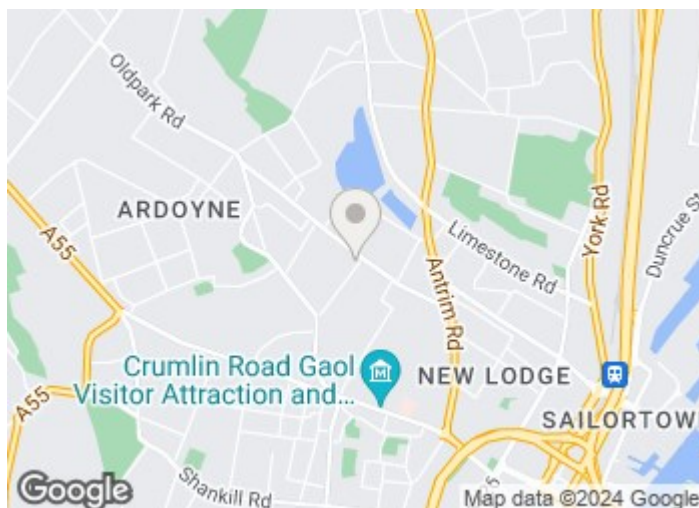
6'8" x 6'1" (2.05 x 1.87)
Panelled radiator.

Bedroom

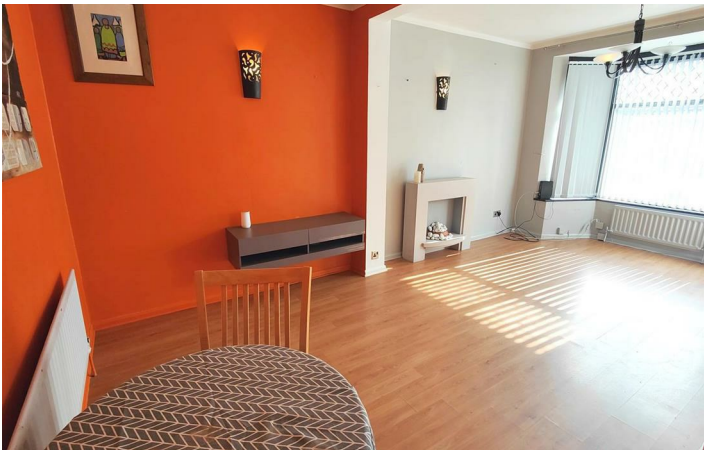
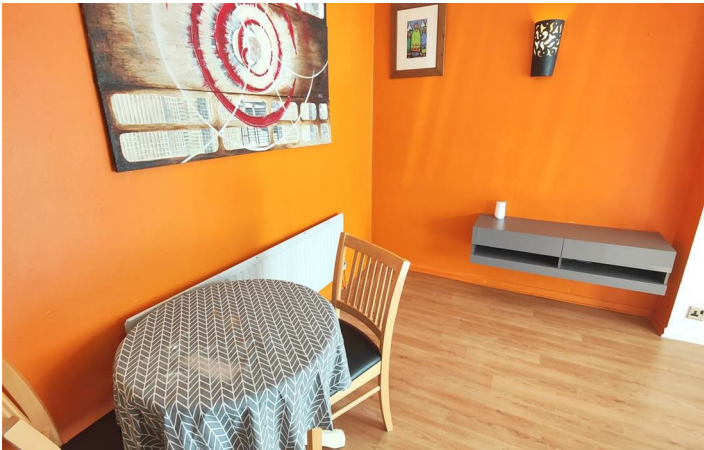
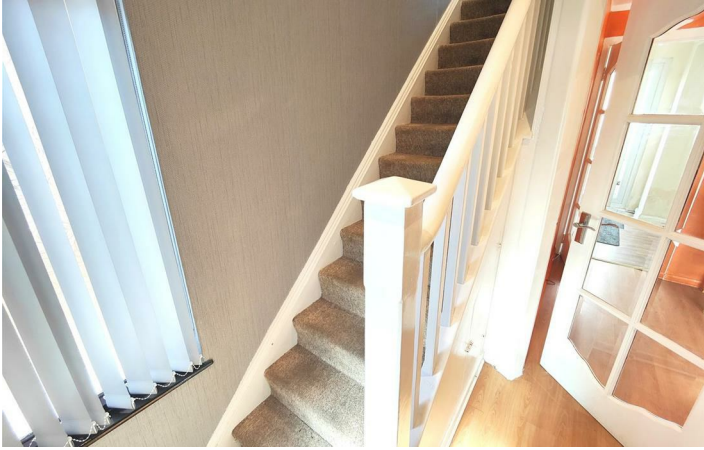
9'2" x 9'1" (2.81 x 2.79)
Panelled radiator.

Outside

Hard landscaped gardens in front, side and rear. Rear garden in artificial grass, stones, pvc oil tank, boiler house, outside storage, vertical panel fencing, outside light and tap.

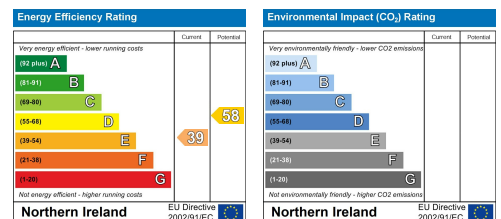


Directions



Floor Plan

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