

simon**BRIEN**  
RESIDENTIAL

105 Rosetta Road,  
Belfast, BT6 0LS



Asking Price £225,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Well Presented Extended Semi Detached Property
- Living Room With Bay Window
- Family Room
- Fitted Kitchen
- Utility Room
- Downstairs Cloakroom With WC
- Three Well Proportioned Bedrooms
- Contemporary White Bathroom Suite With Corner Bath & Separate Shower
- uPVC Double Glazed Window Frames
- Gas Fired Central Heating
- Detached Garage
- Off Street Parking
- Enclosed Rear Garden With Patio & Garden In Lawn
- Convenient To Belfast City Centre, Forestside, The Outer Ring & Kingspan Stadium Close To Leading Primary & Post Primary Schools

## DESCRIPTION

This well presented extended semi-detached property comes to the market and will appeal to those seeking a spacious home within this popular part of South East Belfast.

The layout comprises an entrance hall with downstairs cloakroom with wc, living room with bay window, family room and fitted kitchen.

On the first floor, there are three well-proportioned bedrooms and a bathroom in contemporary white suite with corner bath and separate shower.

Outside, there is ample off-street parking to the front and an enclosed rear with patio area leading to further garden in lawn and detached garage.

Convenient to Belfast City Centre, Forestside, The Outer Ring and Kingspan Stadium, potential purchasers should note the ease of access to leading local primary & secondary schools and public transport links.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

uPVC doubled glazed front door to entrance hall with laminate wood floor, understairs storage cupboard with wall mounted gas boiler

#### CLOAKROOM:

White suite comprising, push button WC, pedestal wash hand basin, part panelled walls, part tiled walls, ceramic tiled floor



## LIVING ROOM:

13' 0" x 11' 3" (3.96m x 3.43m)

Wooden fireplace



## FAMILY ROOM:

17' 10" x 12' 0" (5.44m x 3.66m)

Laminate wood floor, marble fireplace and hearth



**KITCHEN:**

**13' 9" x 8' 0" (4.19m x 2.44m)**

Range of modern high and low level units, single drainer stainless steel wash hand basin with mixer tap, part tiled wall, 4 ring stainless steel gas hob and extractor fan oven, eye level double oven, under cupboard fridge/freezer



**FIRST FLOOR**

**LANDING:**

Access to roofspace via ladder, roofspace with light



**BEDROOM (1):**

**12' 9" x 9' 4" (3.89m x 2.84m)**

Laminate wood floor, built-in sliderobes



**BATHROOM:**

White suite comprising, whirlpool bath with mixer tap and shower over, vanity unit with mixer tap, fully tiled shower cubicle with thermostatic shower, ceramic tiled floor, push button WC, part tiled walls, tongue and groove ceiling



**BEDROOM (2):**  
**12' 0" x 10' 1" (3.66m x 3.07m)**  
 Laminate wood floor



**BEDROOM (3):**  
**9' 0" x 8' 1" (2.74m x 2.46m)**  
 Laminate wood floor, built-in cupboards and robes



**OUTSIDE**

Rear paved patio, garden in lawn with shrub beds, detached garage, outside tap and light, parking to side

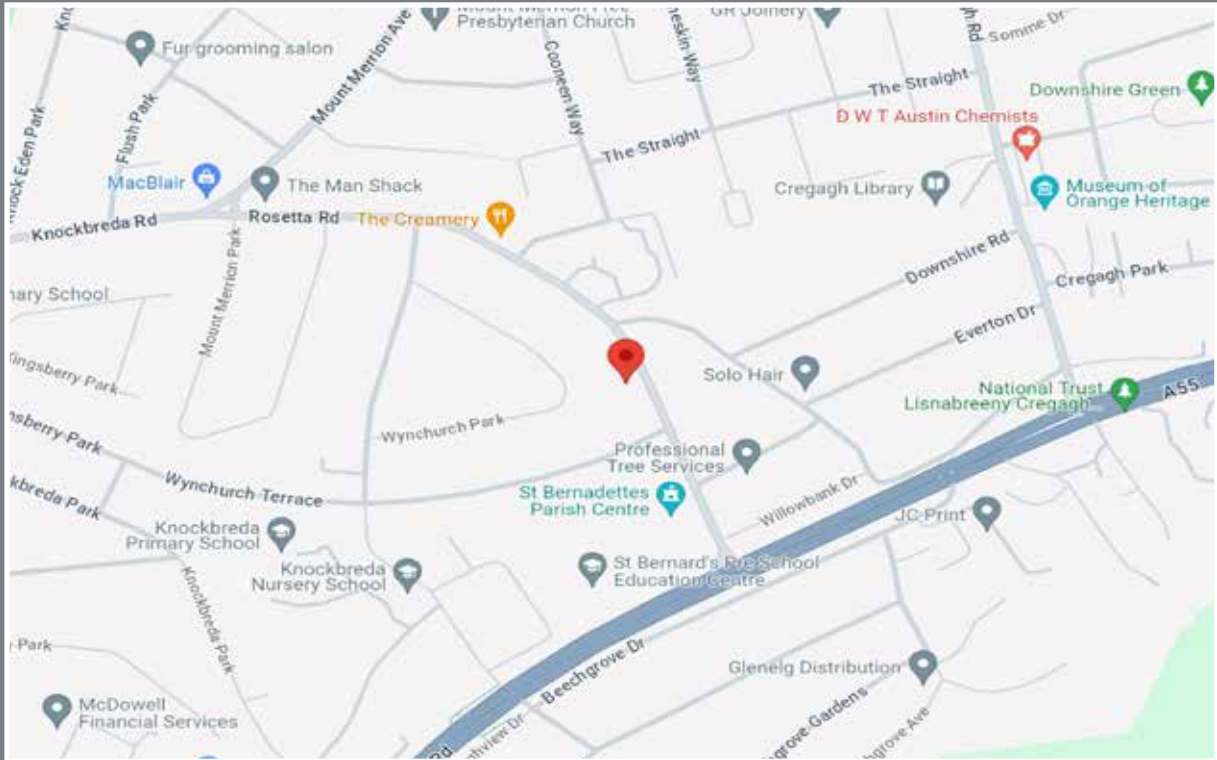
Front garden in lawn and shrub beds



Ground Floor



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/D/24/SD



EPC REF: 0965-2990-0922-9796-6361

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E southbelfast@simonbrien.com

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E holywood@simonbrien.com

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E eastbelfast@simonbrien.com

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E newtownards@simonbrien.com

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