

simon**BRIEN**  
RESIDENTIAL

17 Rossdale Glen,  
Belfast, BT8 6QX



Asking Price £295,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Extended Semi-Detached Home In a Popular Convenient Location
- Well Presented & Recently Updated
- Five Bedrooms – Master With Ensuite
- Spacious Living Room With Granite Fireplace With Wood Burner
- Fitted Kitchen With Dining Area With Double Doors To Patio
- Spacious Family Room
- Luxury Four Piece Bathroom
- Downstairs WC
- Utility Room
- Gas Fired Central Heating
- PVC Double Glazing
- Paved Gardens To The Side & Back
- Ideal For Those Upsizing In The Area

## DESCRIPTION

The Four Winds area of southeast Belfast is an extremely popular residential location which is favoured by young families and first time buyers, how appreciate the ease of convenience to a host of amenities including shopping at Forestside, Newtownbreda, local schools and transport routes to and from the City Centre and surrounding towns.

This particular semi-detached home which has been recently updated by the current vendors and is extended and comprises of five generous bedrooms, spacious living room, kitchen with dining area, family room, modern bathroom & ensuite, utility room and downstairs wc. In addition, the property further benefits from driveway parking and paved enclosed gardens.

Extended Semi-detached homes in this area consistently prove popular, we have no hesitation in encouraging an appointment at your earliest convenience.

## ACCOMMODATION

### ENTRANCE

### RECEPTION HALL:

uPVC front door to reception hall with laminate wood floor and cloaks cupboard.



## GROUND FLOOR

### DOWNSTAIRS WC:

Ceramic tiled floor, low flush WC, pedestal wash hand basin with vanity unit, fully tiled walls, chrome heated towel radiator, low voltage spotlighting.



### LIVING ROOM:

16' 6" x 13' 9" (5.03m x 4.20m)

Laminate wood floor, low voltage spotlighting, cornice ceiling, granite fireplace with wood burner.



**KITCHEN/DINING AREA:**  
**27' 5" x 9' 9" (8.35m x 2.98m)**

Laminate wood floor, range of high and low level units, partly tiled walls, stainless steel sink unit, integrated dishwasher, integrated fridge and freezer, 'Bosch' four ring gas hob, stainless steel extractor fan, wine rack, double electric oven, double uPVC doors leading to patio.



**UTILITY ROOM:**

Range of high and low level units, stainless steel sink unit, plumbed for washing machine, space for tumble dryer, extractor fan.



**FAMILY ROOM:**  
**16' 4" x 11' 10" (4.99m x 3.61m)**

Laminate wood floor.

**FIRST FLOOR**

**LANDING:**

Cupboard with 'Worcester' gas boiler, access to fully floored roofspace via ladder.



**PRINCIPLE BEDROOM:**  
**16' 5" x 11' 10" (5.00m x 3.60m)**

Laminate wood floor, low voltage spotlighting.



**ENSUITE SHOWER ROOM:**

Fully tiled, low flush WC, pedestal wash hand basin with vanity unit, double shower, chrome heated towel radiator, low voltage spotlighting.



**BEDROOM (2):**  
**12' 12" x 11' 10" (3.96m x 3.60m)**

Laminate wood floor.

**BEDROOM (3):**  
**13' 11" x 9' 5" (4.23m x 2.87m)**  
 Laminate wood floor.



**BEDROOM (4):**  
**8' 12" x 8' 10" (2.74m x 2.70m)**  
 Laminate wood floor.



**BEDROOM (5):**  
**9' 7" x 8' 2" (2.91m x 2.48m)**  
 Laminate wood floor.

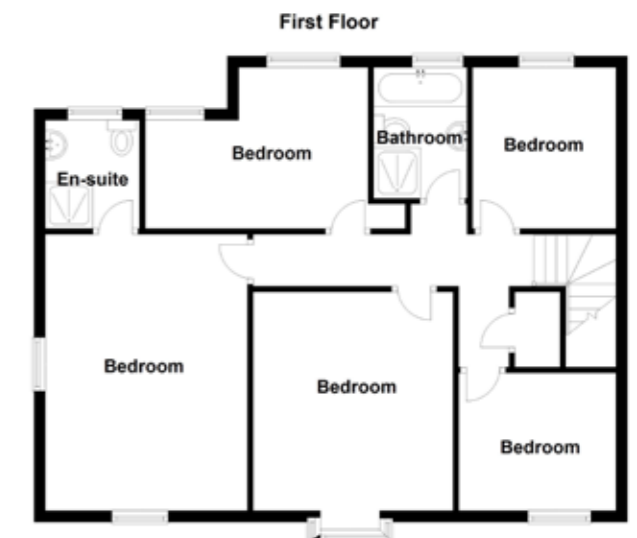
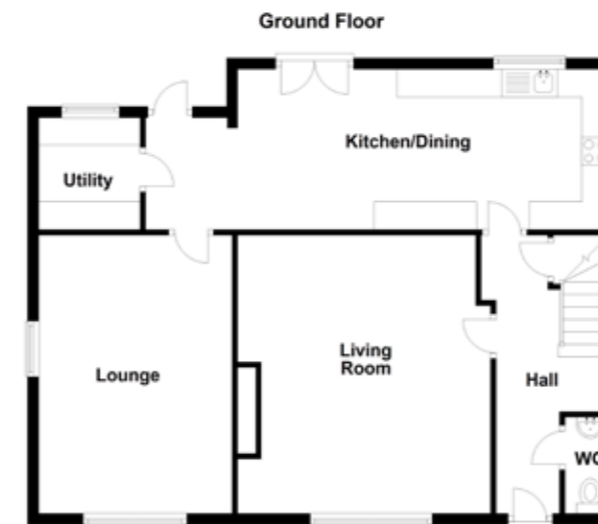


**BATHROOM:**  
 Fully tiled, low flush WC, pedestal wash hand basin with vanity unit, bath with electric shower above, low voltage spotlighting, extractor fan, separate shower with rainhead.



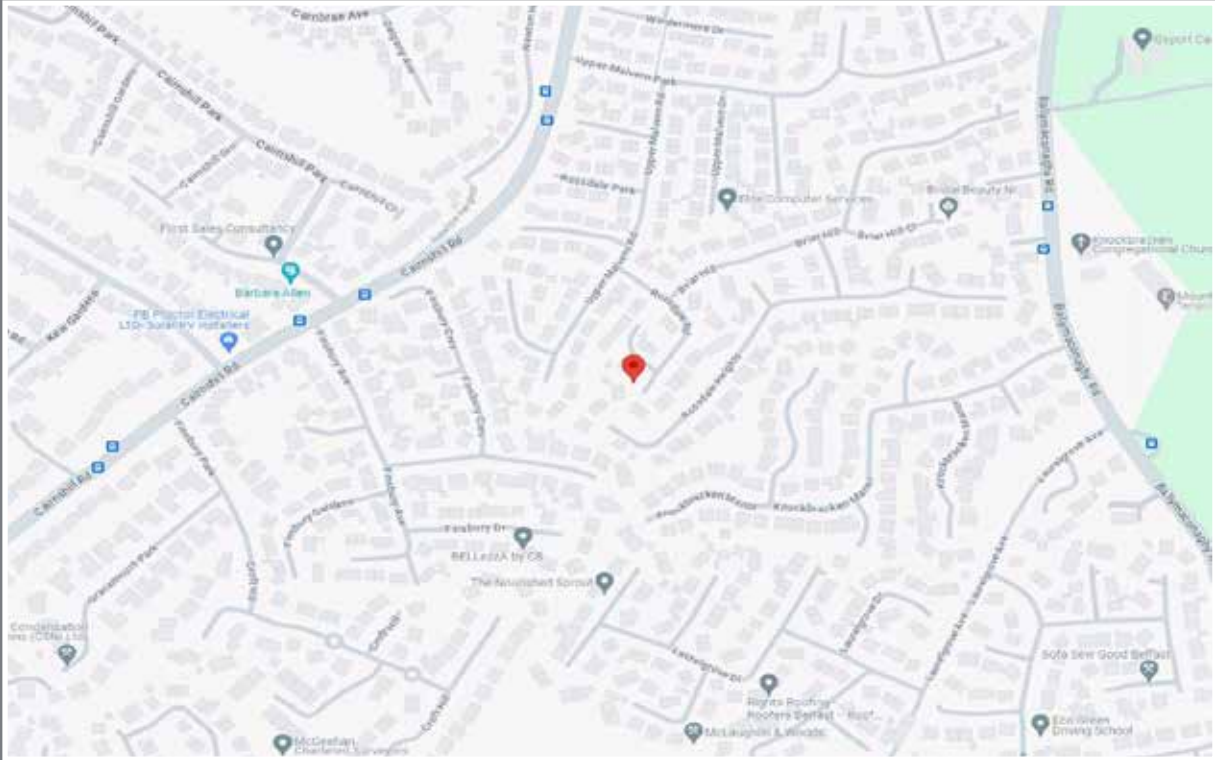
**OUTSIDE**

Tarmac driveway to the front for vehicles to be parked. , Front garden in lawn with paved patio, Enclosed rear paved garden enclosed by fencing, Tarmac area to the side



This plan is for illustrative purposes only  
 Plan produced using PlanUp  
**17 Rossdale Glen, Belfast**

# 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: RL/B/24/SD



EPC REF: 0639-5067-0236-7708-1924

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.