



Roslin Gardens,
Guide Price £95,000

- Mid Terrace Property
- Three Good Bedrooms
- Bright Lounge
- Kitchen Open Plan To Dining Area



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Roslin Gardens, Knock, Belfast

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This beautifully presented mid terrace property comprises bright and very well-proportioned accommodation within a highly convenient residential area. Many local amenities are close by whilst Kings Square shopping centre, Eastpoint Entertainment Village and Dundonald International Ice Bowl are close to hand. Furthermore both Dundonald and Ballyhackamore villages benefitting from the excellent array of shopping facilities, restaurants and attractions are just a short drive away. Interest will no doubt be high particularly from those seeking their first home with generous accommodation throughout; therefore early internal appraisal is encouraged. **KEY FEATURES** Bright And Well-Proportioned Mid Terrace Property Stunning Internal D cor Lounge With Dual Aspect Window Modern Fitted Kitchen Open Plan To Dining Area Three Good Bedrooms Luxury White Bathroom Suite Oil Fired Central Heating uPVC Double Glazed Windows Easy To Maintain Rear Garden In Decking And Patio Popular Residential Area Within Easy Reach To Belfast City Centre Early Inspection Is Advised

WOODEN FRONT DOOR WITH GLAZED INSET TO...

LOUNGE

4.55m x 4.39m (14'11" x 14'5")

Dual aspect windows. Under stairs storage. Laminated wooden flooring.

MODERN FITTED KITCHEN OPEN PLAN TO DINING AREA

4.22m x 4.22m (13'10" x 13'10")

One and a half bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and formica work surfaces. Space for cooker and chimney extractor hood. Space for American fridge / freezer. Plumbed for washing machine. Vented for tumble dryer. Ample dining area. Wine rack. Glazed display cabinet. Partly tiled walls. uPVC door to enclosed rear garden.

FIRST FLOOR



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

BEDROOM ONE

3.71m x 2.62m (12'2" x 8'7")

BEDROOM TWO

4.24m x 2.51m (13'11" x 8'3")

BEDROOM THREE

3.33m x 2.84m (10'11" x 9'4")

At widest points. Laminated wooden flooring.

LUXURY WHITE BATHROOM SUITE

White suite comprising roll top bath with chrome mixer tap. Mira electric shower unit. Pedestal wash hand basin with chrome mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring.

OUTSIDE

Well tended gardens to front. Enclosed rear garden with feature deck area and patio. uPVC oil tank. Boiler house with oil fired boiler. Outside tap / light.