

simon**BRIEN**  
RESIDENTIAL

93 Rosepark,  
Belfast, BT5 7RH



Asking Price £270,000

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

## KEY FEATURES

- Attractive Detached Bungalow
- Adaptable Accommodation Throughout
- Three Bedrooms
- Living Room
- Dining Room
- Bathroom In White Suite
- Modern Fitted Kitchen
- uPVC Double Glazed Window Frames
- Oil Fired Central Heating
- Detached Garage
- Ample Off Street Parking
- Generous Enclosed Rear Garden
- Convenient To Stormont Estate, Public Transport Links & Ballyhackamore
- Close To Belfast City Centre, Primary & Post Primary Schools, & Recreational Amenities

## SUMMARY

This attractive detached bungalow is found in Rosepark, a very desirable residential setting within East Belfast.

Conveniently located, the property is close to a wide range of amenities, schools, and Stormont Estate.

The layout comprises an entrance hall, living room with dual aspect, a dining room, three bedrooms, a bathroom in white suite, and a modern fitted kitchen. The property benefits from oil fired central heating and uPVC double glazed window frames. Outside, there is ample off street parking to the front, a detached garage to the side, and an enclosed rear garden.

Close to public transport links, shops, Ballyhackamore and Belfast, this detached bungalow will appeal to a wide range of potential purchasers.



## ACCOMMODATION

### GROUND FLOOR

uPVC front door with double glazed side panels.

### ENTRANCE HALL:

Laminate wooden floor.

### LIVING ROOM:

16' 4" x 11' 10" (4.98m x 3.61m)

Marble fireplace and hearth.

### DINING ROOM:

16' 5" x 10' 0" (5m x 3.05m)

Laminate wooden floor.





**BEDROOM (1):**  
12' 6" x 9' 0" (3.81m x 2.74m)

**BEDROOM (2):**  
11' 6" x 9' 0" (3.51m x 2.74m)

**BEDROOM (3):**  
12' 7" x 7' 0" (3.84m x 2.13m)

**BATHROOM:**

White suite comprising panelled bath with mixer tap and shower fitment over. Low flush WC. Vanity unit. Partially tiled walls. Tongue and groove ceiling. Access to hotpress and roof space.





**KITCHEN:**  
**16' 5" x 7' 10" (5m x 2.39m)**

Range of high and low level units. 4 ring electric hob with stainless steel extractor canopy over. Eye level oven and grill. Single drainer stainless steel sink unit with mixer taps. Integrated dishwasher, fridge and freezer. Plumbed for washing machine. Larder.

**OUTSIDE**

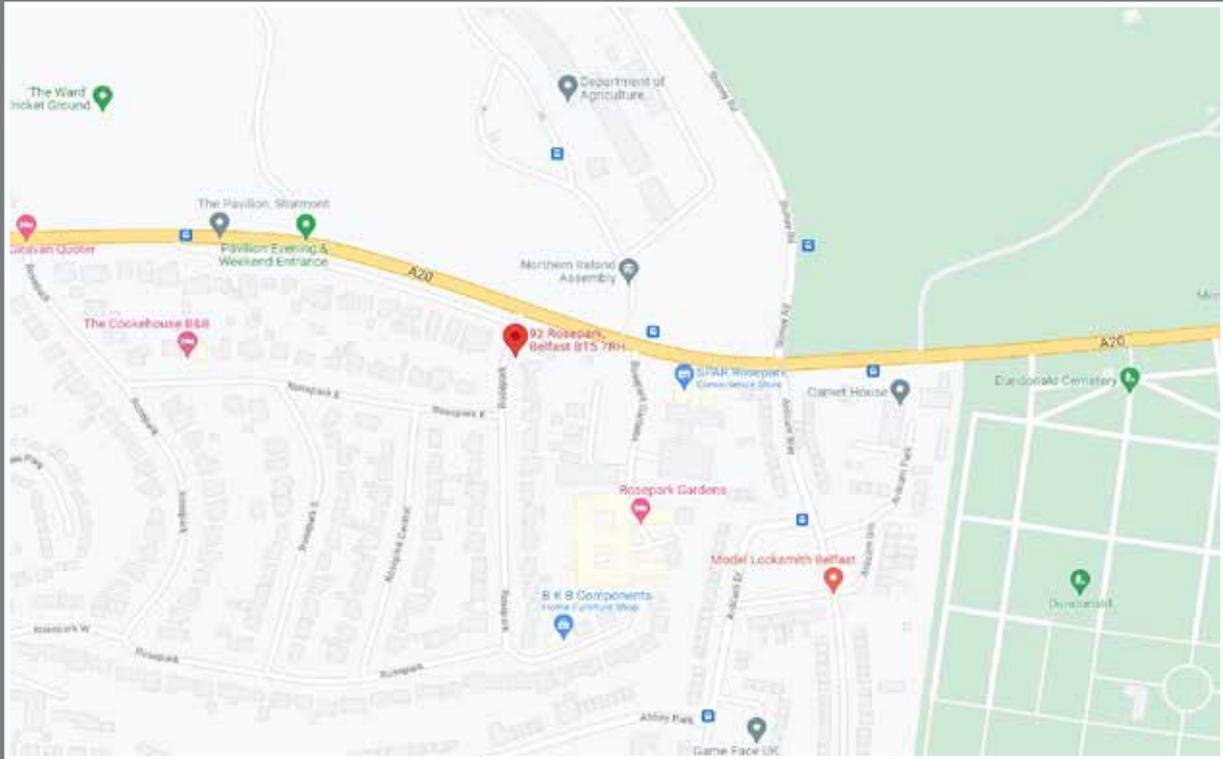
Paved patio area to rear leading to garden in lawn bordered by mature hedging. PVC oil tank. Driveway parking to front with outside tap and light.

**DETACHED GARAGE:**

Up and over door. Oil fired boiler. Light and power. WC.



# 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/J/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E		
21-38	F		37   F
1-20	G		

EPC REF: 9165-3911-8209-2739-4204

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