

simon**BRIEN**
RESIDENTIAL

16 Rosebery Street,
Belfast, BT5 5BU



Asking Price £149,950

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Refurbished Mid Townhouse
- Three Good-Sized Bedrooms (Main Bedroom With Ensuite Shower Room)
- Through Lounge / Dining Area
- Newly Installed Kitchen
- Newly Installed Contemporary White Bathroom Suite
- Rewired/Replumbed
- New Gas Fired Boiler
- uPVC Double Glazed Window Frames
- Convenient To Conswater Retail Park, Public Transport Links & Belfast City Centre
- Close To Ballyhackamore, Comber Greenway & Titanic Quarter

SUMMARY

This refurbished mid terrace comes to the market and will appeal to those seeking a modern home within this highly convenient setting.

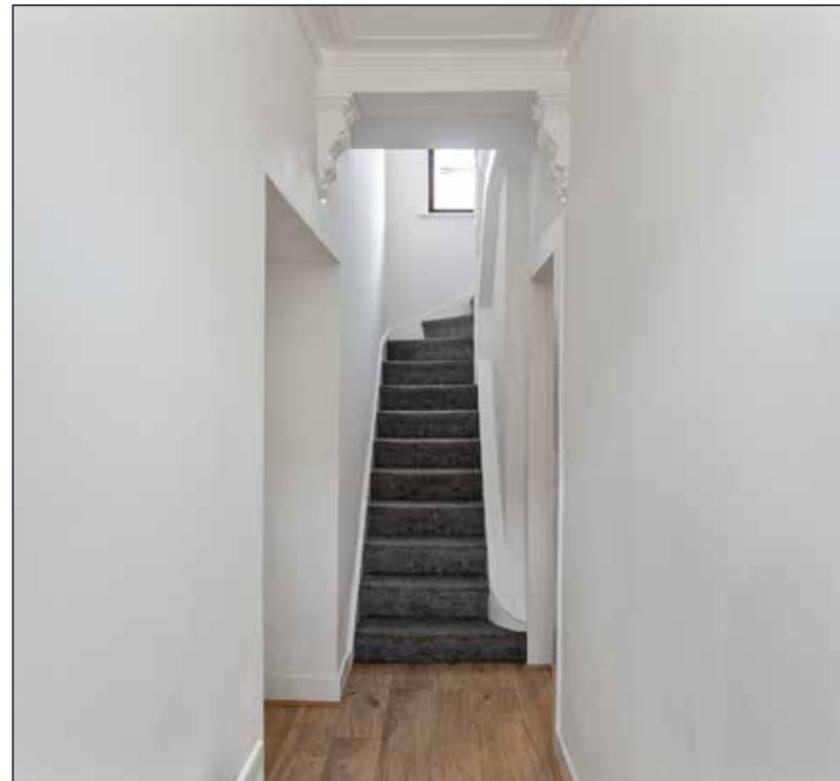
The property layout comprises an entrance hall, through lounge/dining area and newly installed kitchen.

On the first floor, is the main bedroom - complete with ensuite shower room and main bathroom in contemporary suite - both just installed.

On the second floor, there are two further bedrooms.

The property has been rewired/ replumbed and benefits from gas fired central heating and upvc double glazed window frames.

Conveniently located to Conswater Retail Park, C S Lewis Square, Belfast City Centre and Titanic Quarter, public transport links an, shops and cafes are all within easy reach.



ACCOMMODATION

ENTRANCE

uPVC double glazed front door to entrance hall with laminate wood floor.



GROUND FLOOR

THROUGH LOUNGE:

21' 2" x 10' 0" (6.45m x 3.05m)

Laminate wood floor.



KITCHEN:

13' 0" x 6' 0" (3.96m x 1.83m)

Range of modern high and low level units. Single drainer stainless steel sink unit with mixer taps. 4 ring stainless steel gas hob and under oven. Extractor fan. Wall mounted gas fired boiler. Plumbed for washing machine. Ceramic tiled floor. Breakfast bar. Spot lighting. Understairs storage.



FIRST FLOOR

BEDROOM (1):

13' 6" x 10' 5" (4.11m x 3.18m)



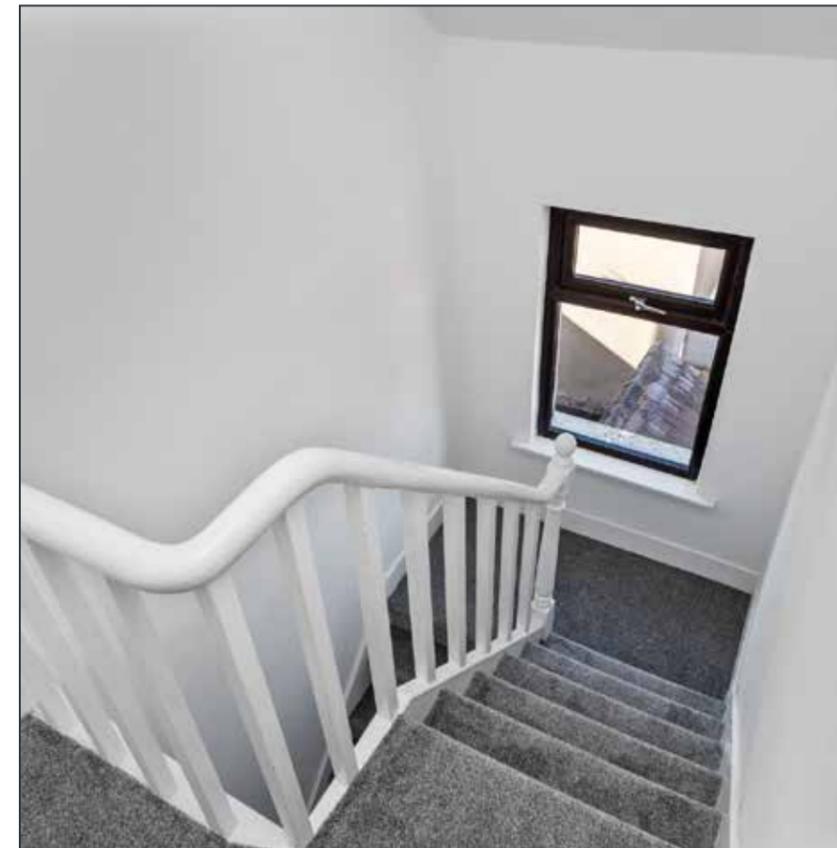
ENSUITE:

Contemporary white suite comprising, shower cubicle with thermostatic shower. Push button WC. Vanity unit with mixer taps. Part PVC panelled walls. Extractor fan and spot lighting.



BATHROOM:

Contemporary white suite comprising panelled bath with mixer taps and shower attachment over. Part PVC panelled walls. Pedestal wash hand basin with mixer taps. Push button WC. Spot lighting and extractor fan.



SECOND FLOOR

BEDROOM (2):

13' 3" x 10' 5" (4.04m x 3.18m)



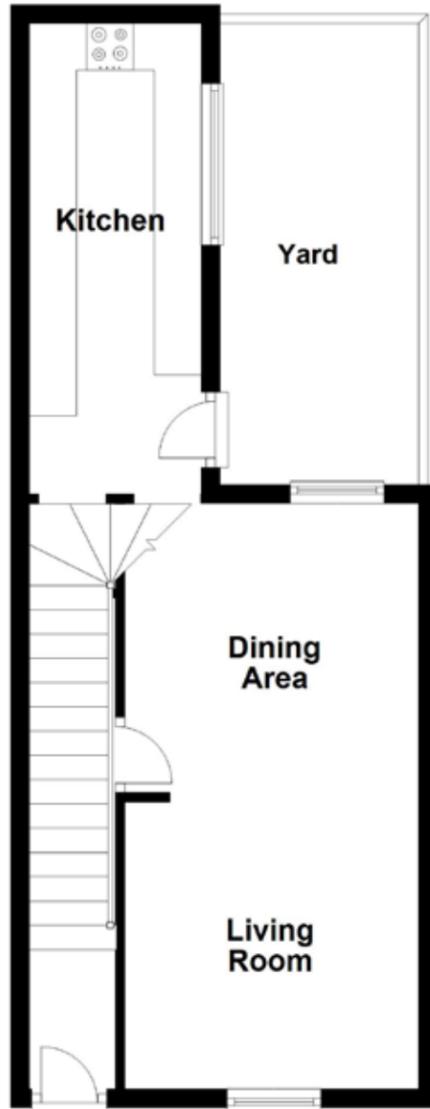
BEDROOM (3):

10' 4" x 8' 2" (3.15m x 2.49m)

Storage cupboard.



Ground Floor



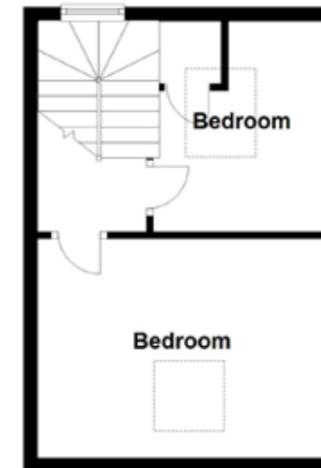
This plan is for illustrative purposes only.
Plan produced using PlanUp.

16 Rosebery Street, Belfast

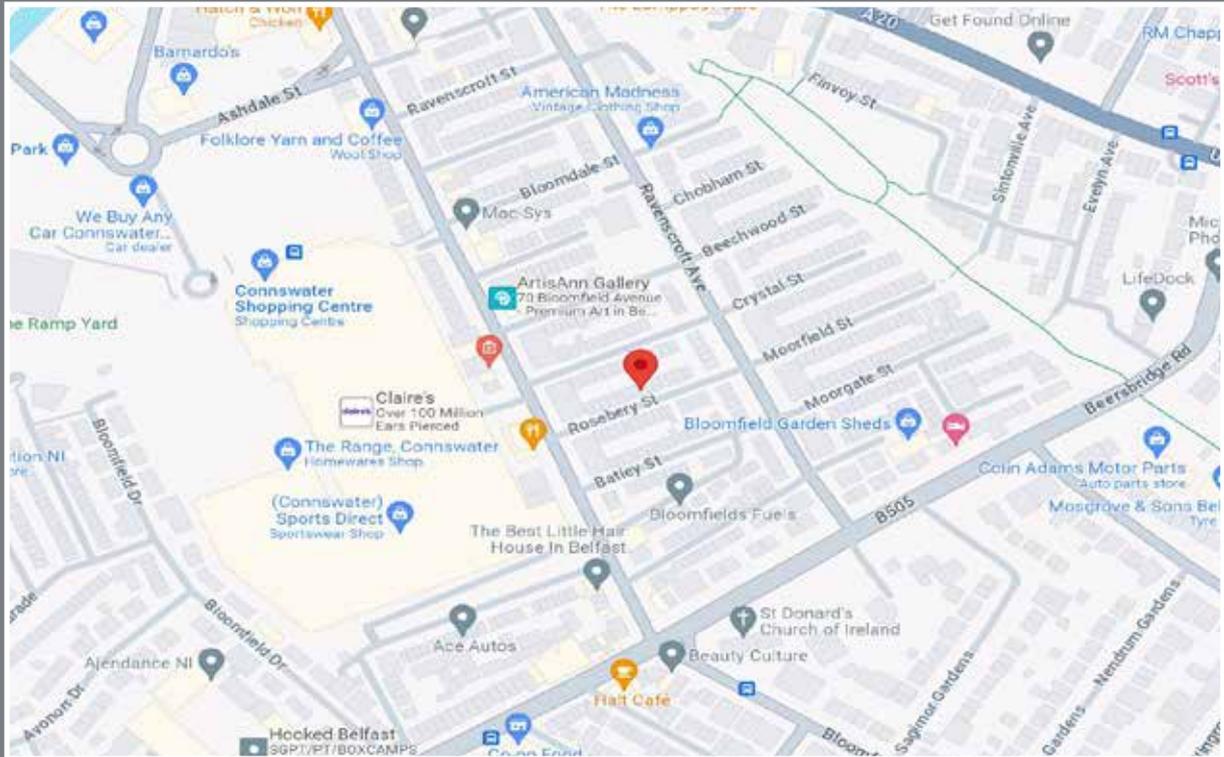
First Floor



Second Floor



Location



16 Rosebery Street, Belfast

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

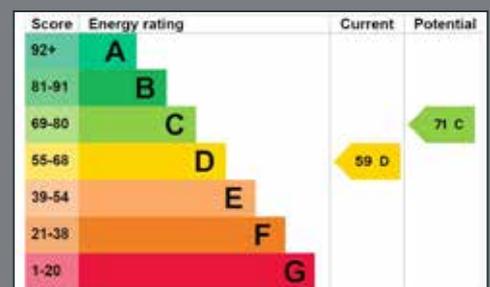


Lettings Department

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REF: JD/I/23/SP



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