

22 Rosebery Street,  
Belfast, BT5 5BU



Asking Price £149,950

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





## KEY FEATURES

- Attractive Three Storey Mid Terrace Property
- Four Well Proportioned Bedrooms
- Through Lounge / Dining Area
- Modern Fitted Kitchen
- White Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Convenient To Belfast City Centre, Titanic Quarter & Public Transport Links Close To Recreational Amenities, Shops & Cafes

## SUMMARY

This attractive three storey, mid-terrace property comes to the market and will appeal to those seeking to buy an well-appointed property within this convenient part of East Belfast.

The property comprises an entrance hall, through lounge / dining area and fitted kitchen on the ground floor. On the first floor, there are two well-proportioned bedrooms and a bathroom in white suite. The second floor has two more generous bedrooms. The property benefits from gas fired central heating and uPVC double glazed window frames.

Close to the Comber Greenway, Titanic Quarter and Connswater Retail Park, Belfast City Centre and Ballyhackamore are also within easy reach.

Excellent public transport links, shops and amenities are all close at hand.



## ACCOMMODATION

### GROUND FLOOR

Entrance door.

### ENTRANCE HALL:

Ceramic tiled floor.

### THROUGH LOUNGE:

**21' 3" x 9' 10" (6.48m x 3m)**

Oak floor, cast iron fireplace with open fire and slate surround.





**KITCHEN:****13' 5" x 7' 8" (4.09m x 2.34m)**

Full range of high and low level units, 5 ring stainless steel gas hob and under oven, stainless steel eye level oven, plumbed for washing machine, stainless steel sink unit with mixer taps, ceramic tiled floor.

**FIRST FLOOR RETURN****BATHROOM:**

White suite comprising: Panelled bath with mixer taps, fully tiled shower cubicle with thermostatic shower, low flush WC, pedestal wash hand basin with mixer taps.

**FIRST FLOOR****BEDROOM (1):****13' 5" x 10' 6" (4.09m x 3.2m)**





**BEDROOM (2):**  
10' 3" x 8' 3" (3.12m x 2.51m)



**BEDROOM (3):**  
12' 2" x 10' 6" (3.71m x 3.2m)

**BEDROOM (4):**  
10' 2" x 8' 2" (3.1m x 2.49m)  
Wood laminate floor.



**SECOND 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

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## Lettings Department

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REF: SHJD/A/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		

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