

For Sale

Asking Price: £225,000

SimonBrien



2 Rossdale Glen
Belfast
County Down
BT8 6XQ

simonbrien.com



2 Rossdale Glen, a beautiful three bedroom semidetached property situated in the soughtafter Four Winds area of South Belfast. This delightful home offers a perfect blend of modern comfort and spacious living, making it an ideal choice for a wide variety of buyers looking for a quiet yet convenient location that is within easy reach of the city.

The property comprises a spacious entrance hall benefitting from under stair storage, a bright and airy open plan living and dining area with a feature fireplace and an abundance of natural light leading to a conservatory with access to the rear garden; making it perfect for family gatherings and entertaining. The modern kitchen is fully equipped with built in appliances, a convenient breakfast bar and access to rear. On the first floor are three well proportioned bedrooms and a luxurious family shower room complete with a walk in shower. Outside, the front garden is laid in stones with a tarmaced driveway leading to a detached garage. The rear garden is fully enclosed and laid in stones, featuring a patio area, perfect for outdoor entertaining and relaxation. Rossdale Glen is a superb place to live.

Suitable to a range of buyers and tastefully presented throughout we recommend an internal viewing at your convenience.



Special Features & Services

- A superb, deceptively spacious family home in a quiet culdesac setting
- Generous living room with wood effect flooring and a feature fireplace
- Open plan dining room with matching flooring and patio doors to a uPVC conservatory
- Modern fitted kitchen with a breakfast bar and a range of integrated appliances
- Three wellproportioned bedrooms providing great family accommodation
- Driveway parking leading to a spacious detached garage
- Front and enclosed low maintenance rear garden providing a haven to relax and unwind
- uPVC double glazing, mains gas central heating

Accommodation

uPVC front door to

Reception Hall Wood effect flooring, storage understairs

Living Room 14'9" x 11'9" (4.5m x 3.58m): Matching flooring, feature fireplace with wood surround. Open to

Dining Room 9'8" x 8'6" (2.95m x 2.6m): Matching flooring, patio door to

uPVC Conservatory 9'6" x 8'9" (2.9m x 2.67m): Wood strip flooring, uPVC double doors to rear

Kitchen 11'1" x 8'2" (3.38m x 2.5m): Modern fitted kitchen with excellent range of units, work surfaces, 1.5 bowl single drainer sink unit, integrated double oven with four ring gas hob, splash back and extractor hood, integrated washing machine and fridge freezer. Breakfast bar and access to rear.

First Floor Landing Access to roofspace, shelved airing cupboard with gas boiler.

Bedroom One 11'6" x 10'10" (3.5m x 3.3m): Wood effect flooring

Bedroom Two 11'7" x 9'2" (3.53m x 2.8m): (L-shaped at widest points) Wood effect flooring

Bedroom Three 10'10" x 9'5" (3.3m x 2.87m): (L-shaped at widest points)

Shower Room 9'2" x 5'4" (2.8m x 1.63m): White suite comprising vanity unit, WC, double shower tray, tiled floor and extractor fan

Outside Driveway parking, front and enclosed rear gardens providing an idyllic space for relaxing and entertaining.

Detached Garage 19'3" x 9'2" (5.87m x 2.8m): Up and over door, light and power.





Floor 1



Floor 2

VALUER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

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