

**'The Gate Lodge',
30 Rossmore Drive,
Ormeau, Belfast, BT7 3LA**



Asking Price £250,000

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KEY FEATURES

- Attractive Detached Home Constructed 2010
- Beautifully Presented Accommodation Throughout
- Two Bedroom
- Spacious Open Plan Living / Dining Area Open To Kitchen With Central Island & Range Of Appliances
- Bathroom In White Suite & Downstairs Cloakroom
- Gas Fired Central Heating (Underfloor To Ground Floor)
- PVC Double Glazing
- Patio Gardens To Front & Rear
- Ideal For Those Downsizing Or For Professional Couple
- Popular & Convenient Location Off Ormeau Road
- Close To All Local Amenities & Transport Routes

SUMMARY

Beautifully located off the upper end of the Ormeau Road, the property is well placed within walking distance of all local amenities, transport routes, and Belfast City Centre with Forestside Shopping Centre a short drive away.

The accommodation is beautifully presented throughout, and provides a layout of two bedrooms, together with magnificent open plan kitchen / living / dining, together with bathroom downstairs cloakroom, and patio gardens to front and rear.

Likely to be of interest to the professional couple, or those downsizing within the area. Viewing of this superb property is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

LIVING / KITCHEN / DINING AREA:

21' 1" x 19' 4" (6.43m x 5.89m)

Excellent range of high and low level units. Inset sink. 4 ring hob. Electric oven. Microwave. Integrated fridge/freezer and dishwasher. Central island unit with granite work tops. Tiled flooring. Low voltage lighting. Additional cupboard with storage, housing gas boiler. Patio doors to front and area.

CLOAKROOM:

Low flush WC. Wash hand basin.





FIRST FLOOR

BEDROOM (1):

19' 7" x 10' 7" (5.97m x 3.23m) (at widest points)

BEDROOM (2):

10' 0" x 7' 3" (3.05m x 2.21m)

BATHROOM:

White suite comprising panelled bath with mixer taps and telephone hand shower. Additional shower attachment. Low flush WC. Pedestal wash hand basin.

OUTSIDE

Patio gardens to front and rear.





