

simonBRIEN
RESIDENTIAL

27 St Johns Place,
Rosetta, Belfast, BT7 3HA



Offers Over £375,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Red Brick End Townhouse In An Excellent Residential Location
- Superb Interior Presentation Throughout
- Two Main Reception Rooms & Magnificent Modern Kitchen/Living/Dining Area With French Door Leading To Private Garden
- Four Well Proportioned Bedrooms (Master With Ensuite Shower Room)
- Family Bathroom, Ground Floor Cloakroom, Utility Room
- Excellent South West Facing Rear Garden, Balcony & Patio Area With Open Aspect To Rear
- Parking For At least Two Cars
- Phoenix Gas Central Heating, Full uPVC Double Glazing
- Immediate Viewing Recommended

SUMMARY

An exceptional modern home in a superb residential location with excellent commuter access to Belfast City Centre and proximity to local schools and shopping facilities. The spacious accommodation and high standard of interior presentation will have great appeal to a wide range of prospective purchasers.

The accommodation comprises a family room, cloakroom, utility room and a magnificent modern kitchen/living/dining area overlooking the rear patio and gardens to the ground floor with a large drawing room with balcony, family bathroom and a well proportioned guest room to the first floor. On the second floor there are three further bedrooms, Master with ensuite shower room.

Externally the property has a brick paved driveway and garden area to the front with an excellent south westerly facing rear garden and terrace areas to the rear offering spectacular views over South Belfast and beyond.

Viewing is highly recommended. Please contact our South Belfast office on 028 9066 8888 to arrange a viewing at your convenience.





ACCOMMODATION

GROUND FLOOR

Hardwood entrance door with fanlight leading to...

ENTRANCE HALL:

Solid wood floor. Bespoke understairs storage.

CLOAKROOM:

Low flush WC. Pedestal wash hand basin. Ceramic tiled floor.

FAMILY ROOM:

19' 2" x 9' 7" (5.84m x 2.92m)

Stone fireplace with gas fire inset. Corniced ceiling.

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LIVING/KITCHEN/DINING ROOM:

16' 9" x 14' 10" (5.11m x 4.52m)

High and low level units. Granite work surfaces. Single drainer sink unit with mixer taps. 4 ring electric hob with oven under and extractor over. Integrated fridge freezer. Integrated dishwasher. Breakfast bar area. Partly tiled walls. Ceramic tiled floor. French door to garden.

UTILITY ROOM:

9' 5" x 4' 7" (2.87m x 1.4m)

Single drainer sink unit with mixer taps. Plumbed for washer dryer. Gas fired boiler. Ceramic tiled floor.







FIRST FLOOR
LANDING

DRAWING ROOM:
16' 10" x 11' 8" (5.13m x 3.56m)

Hardwood fireplace with inset gas fire.
French door to terrace.

BEDROOM (4):
13' 7" x 9' 8" (4.14m x 2.95m)



BATHROOM:

Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Partly tiled walls. Ceramic tiled floor.



SECOND FLOOR

LANDING:

Linen cupboard.

MASTER BEDROOM:

13' 3" x 12' 7" (4.04m x 3.84m)

Storage alcove.

ENSUITE SHOWER ROOM:

Fully panelled shower cubicle with gas shower. Low flush WC. Wash hand basin in vanity unit. Partially tiled walls. Ceramic tiled floor. Chrome heated towel rail.



BEDROOM (2):

12' 2" x 9' 6" (3.71m x 2.9m)

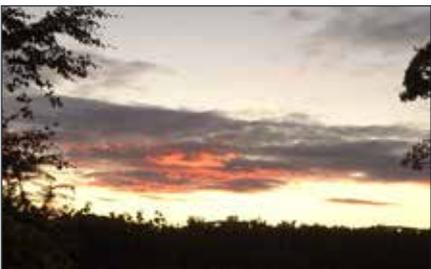
Access to fully floored roof space with light and power via fold-down ladder.

BEDROOM (3):

8' 5" x 6' 8" (2.57m x 2.03m)

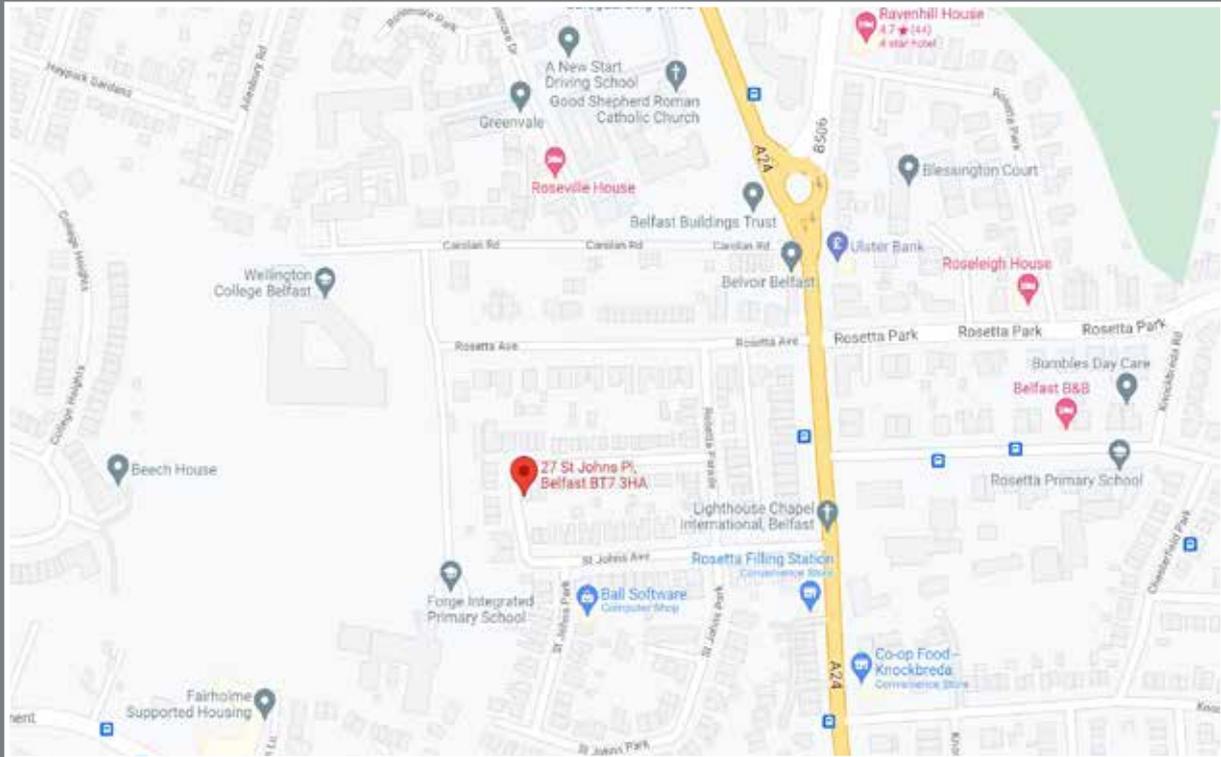
OUTSIDE

Driveway to front. Rear lawns and patio bordered by shrub beds. Outside lighting and tap.





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



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: RL/A/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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