



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS



**10 Rosepark Meadows | Belfast, BT5 7TL**  
**OFFERS AROUND £420,000**



# The Property

We are delighted to bring to the market this attractive four bedroom detached family home in the prestigious Rosepark area of East Belfast. Located just off the Upper Newtownards Road, this property is within close proximity to many local amenities such as King's Square, Eastpoint Entertainment Village, Comber Greenway, Stormont Parliament Buildings, Belfast City Airport and Ballyhackamore Village. Providing easy access to public transport links to Belfast with a number of leading primary and secondary schools a short distance away and occupying a flat South facing private site, this property has many highly sought-after attributes and is likely to appeal to numerous potential purchasers.

Offering bright and spacious accommodation throughout, on the ground floor, the property comprises of a spacious hallway, downstairs WC, lounge, separate living/dining room and a bespoke fitted kitchen open plan to ample dining space leading to utility room and integral garage. With a southerly aspect, this ensures the space is filled with natural light throughout the day. To the first floor there is a luxurious family bathroom with free standing bathtub and separate shower cubicle, four well-proportioned bedrooms with the principal bedroom incorporating an ensuite shower room with built in closet and a study/office. The property further comprises of a converted roof space with excellent storage.

In addition, the property benefits from hard wood double glazed windows throughout, oil fired central heating, off street parking for two to three cars leading to an integral garage and excellent front and rear gardens ideal for outdoor entertaining.





**Offers Around £420,000**  
Detached  
4 Bedrooms  
3 Receptions



# Accommodation

## Ground Floor

Covered Entrance Veranda

Spacious Reception Hall

Ground Floor WC

Lounge / Drawing Room  
19'5" x 11'5"

Family Room  
16'6" x 11'4"

Open Plan Kitchen / Dining / Living Space  
21'9" x 12'6"

Utility Room

## First Floor

Landing

Principal Bedroom  
14'1" x 11'5"

En Suite Shower Room

Bedroom Two  
12'3" x 11'5"

Bedroom Three  
12'4" x 11'

Home Study  
10'3" x 6'2"

## Second Floor

Landing

Converted Roofspace  
15'5" x 10'7"

## Outside

Garage  
15'6" x 10'3"

Brick Paviour Driveway

Rear Gardens Laid in Lawns with Southerly Aspect

Paved Patio Areas

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)





## Property Features

- Detached Family Home Located Just off the Upper Newtownards Road, East Belfast
- Versatile Accommodation Providing Four Bedrooms and Three Reception Rooms
- Excellent Prestigious Location Providing Convenience to Belmont Village, Ballyhackamore Village and Main Arterial Routes for the City Commuter
- Within the Catchment Area to a Range of Belfast's Leading Primary and Secondary Schools
- Generous Private Level Site with Southerly Aspect Ideal for Outdoor Entertaining or Children at Play
- Front Lounge with Period Slate Fireplace
- Separate Family/Dining Room
- Bespoke Fitted Kitchen with Ample Space for Dining with Sliding Patio Doors to Rear Garden
- Utility Room
- Four Well Proportioned Bedrooms with Principal Bedroom Incorporating Ensuite Shower Room
- Study/Office
- Luxurious Family Bathroom with Four Piece White Suite
- Converted Roof Space, Fully Floored
- Excellent Storage Throughout
- Attractive Paved Driveway with Ample Parking Leading to an Integral Garage with Roller Shutter
- Landscaped Rear Garden Paved and Laid in Lawns
- Oil Fired Central Heating & Hard Wood Double Glazing Throughout
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



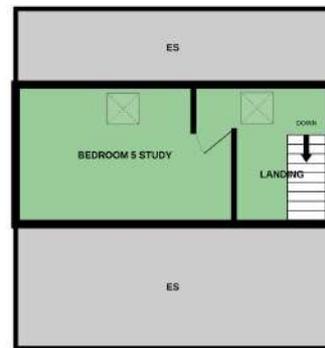
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Directions

Travelling along the Upper Newtownards Road in the direction of Dundonald, turn right on to Rosepark after Haptik coffee shop. Continue along Rosepark, then turn left on to Rosepark Meadows. No 10 is located at the end of the cul-de-sac.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E		43	51
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

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