

4 Rosemount Park, Jordanstown, BT37 0NL

For Sale
Offers In Region Of
£189,950

Enjoying a slightly elevated site with views of Belfast Lough towards the County Down coastline and beyond and the Mourne Mountains, we have pleasure in marketing this attractive detached villa. The property offers bright, spacious family accommodation and benefits from a spacious, mature site with excellent orientation for afternoon sunshine. We strongly recommend full internal inspection.



Energy Efficiency Rating E.

T: 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	50 E	
21-38	F		

- Detached villa in a popular residential area
- 3 Bedrooms
- 2 Reception Rooms
- Fitted kitchen
- White bathroom suite
- Oil fired central heating
- Double glazing in uPVC frames
- uPVC fascia and rainwater goods
- Detached matching garage (18' 5" x 9' 2")



The property comprises of

GROUND FLOOR

RECEPTION HALL Laminate wood flooring.

CLOAKROOM Low flush WC, wash hand basin, laminate wood flooring.

LOUNGE 12' 0" x 12' 0" (3.66m x 3.66m)
Feature marble fireplace, granite hearth, wrap around back boiler, laminate wood flooring.

DINING ROOM 13' 10" x 10' 6" (4.22m x 3.2m)
Laminate wood flooring, French doors to;

KITCHEN 12' 1" x 8' 11" (3.68m x 2.72m)
Built-in units, rounded edge worksurfaces, sink unit with mixer tap, display units, plumbed for washing machine and dishwasher, extractor fan.

FIRST FLOOR

LANDING Roofspace approached by slings-by type ladder.

BEDROOM (1) 13' 6" x 10' 6" (4.11m x 3.2m)
Laminate wood flooring, built-in robe.

BEDROOM (2) 11' 10" x 10' 7" (3.61m x 3.23m)
Magnificent view of Belfast Lough and the Mourne Mountains.

BEDROOM (3) 9' 0" x 8' 9" (2.74m x 2.67m)
Magnificent view of Belfast Lough, built-in robe.

BATHROOM White suite comprising of panelled bath, shower screen, controlled shower, tiling, laminate wood flooring. Hotpress.

SEPARATE WC Low flush WC, laminate wood flooring.

DETACHED MATCHING GARAGE 18' 5" x 9' 2" (5.61m x 2.79m)
Up and over door, light and power. Oil fired boiler.

OUTSIDE

Front in car parking space.

Rear in south facing site, paved patio area, range of plants, trees and shrubs, light and tap. uPVC fascia and rainwater goods.



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Respect**

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Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

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**Please
call in or
contact us
for any
advice**

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