



This immaculately presented detached family home is tucked away in a quite cul-de-sac location just off the Upper Newtownards Road. Within close proximity to Ballyhackamore, Stormont, Knock Golf Club and Belfast's leading junior and senior schools, this property possesses a prime residential location in the east of the city.

Flooded by natural light, the accommodation on offer is bright and airy and has been meticulously maintained by the current owners, leaving a potential purchaser with very little to do other than just move straight in.

We have no hesitation in recommending early internal viewing to appreciate all this lovely home has to offer.

Offers Over  
£350,000

9 Rosemount Avenue,  
Stormont,  
Belfast,  
BT5 7HB

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Well-presented detached villa in prime location
- Bright entrance hall with cloakroom
- Sitting room with feature fireplace
- Separate living room with double doors leading to rear garden
- Formal dining/family room
- Modern fitted kitchen
- Four well-proportioned bedrooms, master with ensuite
- Contemporary bathroom with white suite
- Phoenix gas heating/double glazed
- Enclosed garden to rear
- Close to excellent local schools, amenities and "Glider" system



The Property Comprises:

#### Ground Floor

COVERED ENTRANCE PORCH: Hardwood double glazed front door with uPVC double glazed side lights.

ENTRANCE HALL: Tiled floor.

CLOAKROOM: Low flush wc, wash hand basin, ceramic tiled floor.



SITTING ROOM: 16' 5" x 12' 5" (5m x 3.78m) (into bay window). Polished stone fireplace with cast iron inset and slate hearth, oak flooring.



LIVING ROOM: 14' 1" x 9' 7" (4.29m x 2.92m) Oak wood flooring, hardwood double glazed patio doors to garden.



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KITCHEN: 12' 1" x 10' 9" (3.68m x 3.28m) Modern fitted kitchen with excellent range of high and low level units, single drainer one and a half bowl stainless steel sink unit with mixer taps, laminate work surfaces. Smeg built-in oven, four ring gas hob, stainless steel canopy, splashback. Integrated fridge/freezer, gas fired boiler, ceramic tiled floor. Plumbed for washing machine, integrated Hotpoint dishwasher.



DINING ROOM: 13' 1" x 10' 3" (3.99m x 3.12m) Oak strip flooring.





## First Floor

MASTER BEDROOM: 14' 8" x 12' 5" (4.47m x 3.78m) (into bay).

ENSUITE SHOWER ROOM: Built-in shower cubicle with built-in shower unit, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls.



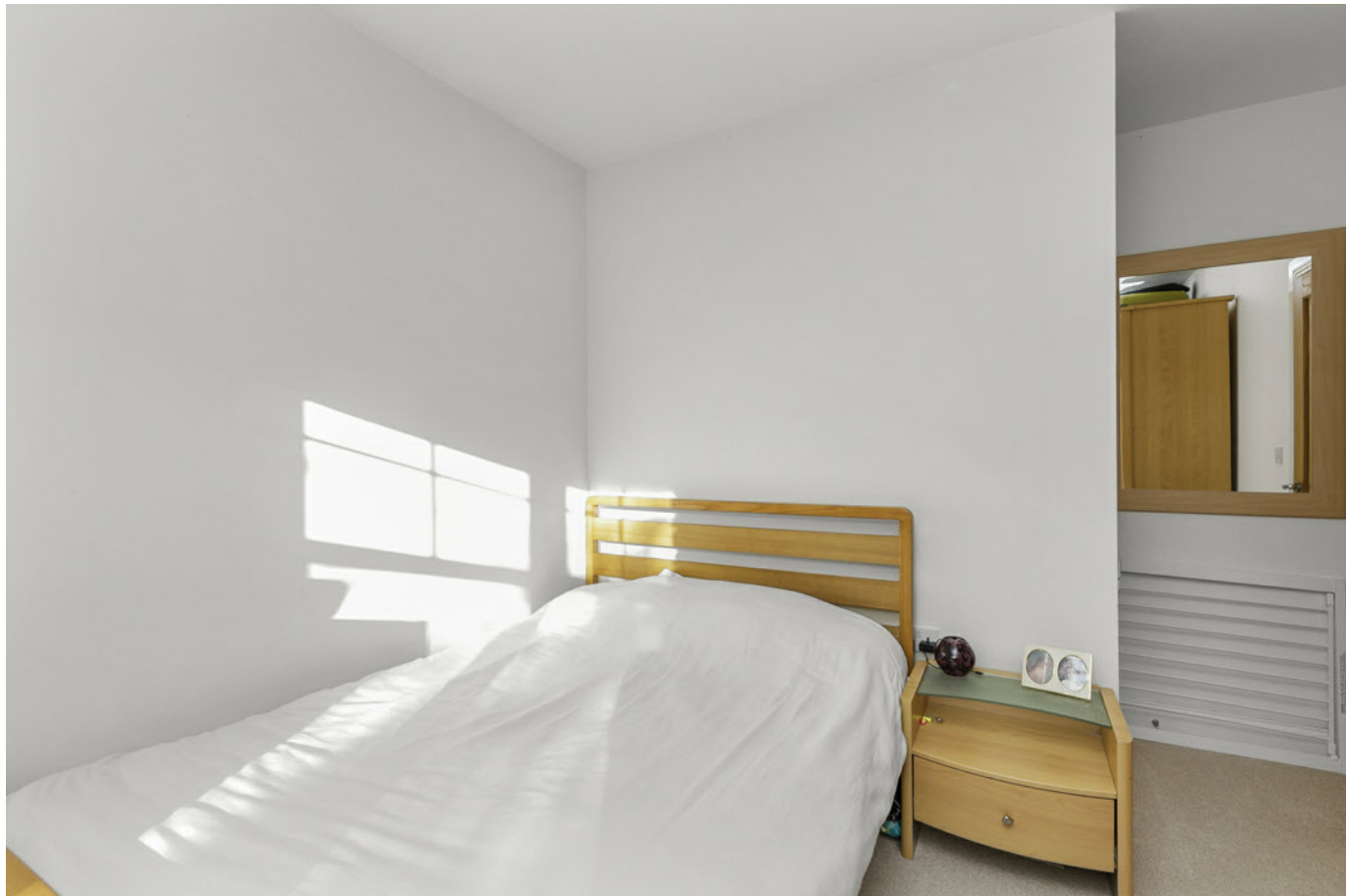
BEDROOM (2): 11' 6" x 10' 2" (3.51m x 3.1m)



BEDROOM (3): 12' 5" x 8' 9" (3.78m x 2.67m)



BEDROOM (4): 10' 1" x 9' 8" (3.07m x 2.95m)





BATHROOM: Modern white suite comprising panelled bath with mixer taps, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls, extractor fan.



LANDING: Linen cupboard with shelving.

## Outside

FRONT: Brick pavior driveway to front.

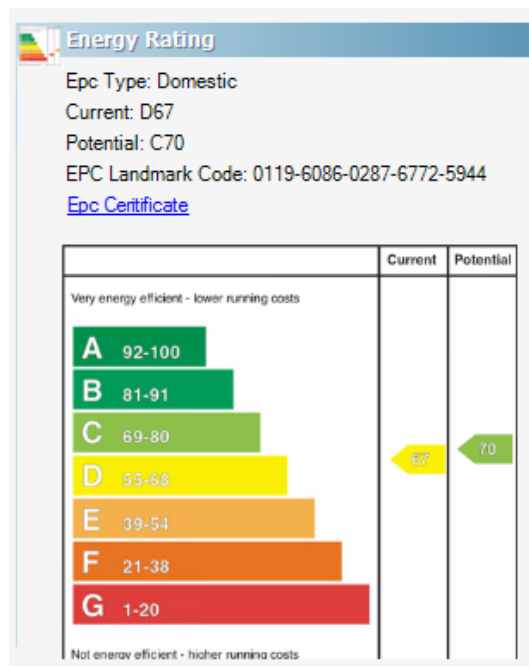
ENCLOSED REAR GARDEN: Private, easily maintained rear gardens in lawns, paved patio area, bordered by fencing and hedging. Garden shed, outside tap and light.



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## Location:

Heading out of Belfast on the Upper Newtownards Road, continue past Stormont Hotel. Rosemount Avenue is on the right hand side just after Summerhill Avenue.



## Belfast Branches

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000

## Other Branches

North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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