



An excellent semi detached family home in a prime residential location in south east Belfast with convenient access to the south Belfast Ring Road and hence well positioned for the city centre bound commuter, Belfast City Airport, popular shopping facilities and a range of local schools.

The delightful interior comprises a spacious living room and dining area, superb modern kitchen and utility cupboard. On two further floors are four well proportioned bedrooms and a family bathroom with three piece suite and shower cubicle.

In addition the property benefits from uPVC framed double glazed windows, gas fired central heating, private south facing garden area and patio. We can highly recommend an internal inspection.

Offers Over  
£275,000

24 Everton Drive,  
Rosetta,  
BELFAST,  
BT6 0LJ

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Viewing by  
appointment  
through agent  
028 9066 3030

- Excellent Semi Detached Family Home in Prime Residential Location
- Conveniently Positioned Close to a Range of Popular Schools
- Tastefully Decorated & Well Presented Throughout
- Spacious Living Room & Dining Area
- Superb Modern Kitchen with Extensive Range of Kitchen Units
- 4 Well Proportioned Bedrooms
- Deluxe Family Bathroom
- Utility Cupboard at Ground Floor Level
- uPVC Framed Double Glazed Windows
- Gas Fired Central Heating
- Private South Facing Garden with Patio Area

The Property Comprises:

#### Ground Floor

ENCLOSED ENTRANCE PORCH: Large cloak cupboard with gas fired boiler, plumbed for washing machine.

LIVING ROOM WITH DINING AREA: 24' 3" x 14' 3" (7.39m x 4.34m) Feature cast iron wood burner, pitch pine floor, exposed brick chimney breast.



Double doors to . . .

EXCELLENT MODERN KITCHEN: 13' 2" x 12' 2" (4.01m x 3.71m) Excellent range of modern high and low level units, single drainer 1.5 bowl stainless steel sink unit with mixer tap, six ring gas hob, electric oven, stainless steel and glass extractor canopy and fan, island unit with storage underneath, integrated fridge freezer.



First Floor

LANDING:

BEDROOM (1): 13' 5" x 13' 2" (4.09m x 4.01m)



BEDROOM (2): 10' 9" x 7' 0" (3.28m x 2.13m)



DELUXE FAMILY BATHROOM: Tiled panelled bath with mixer tap, low flush wc, wash hand basin, part tiled walls, shower cubicle with thermostatically controlled shower unit, extractor fan, low voltage spotlights.



Second Floor

BEDROOM (3): 12' 6" x 10' 2" (3.81m x 3.1m)



BEDROOM (4): 11' 0" x 7' 7" (3.35m x 2.31m) Feature decorative cast iron fireplace.



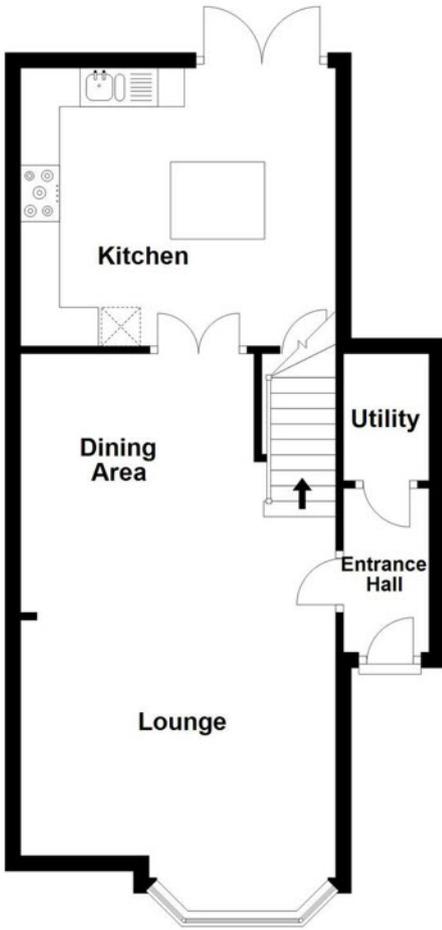
## Outside

Private south facing garden and patio to rear. Brick paviour steps and pathway to front door.



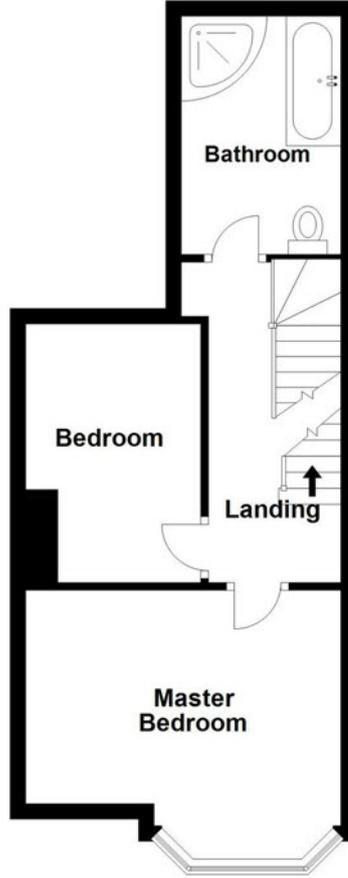
### Ground Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



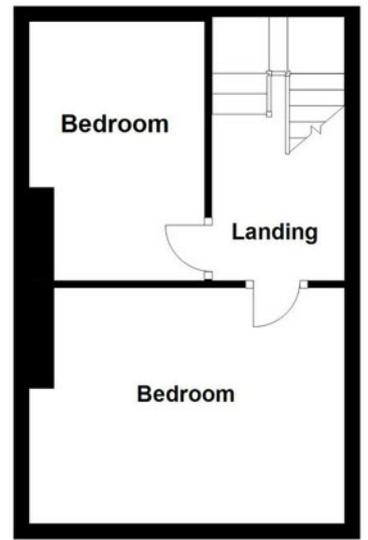
### First Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



### Second Floor

Approx. 26.6 sq. metres (286.8 sq. feet)



Total area: approx. 106.6 sq. metres (1147.0 sq. feet)

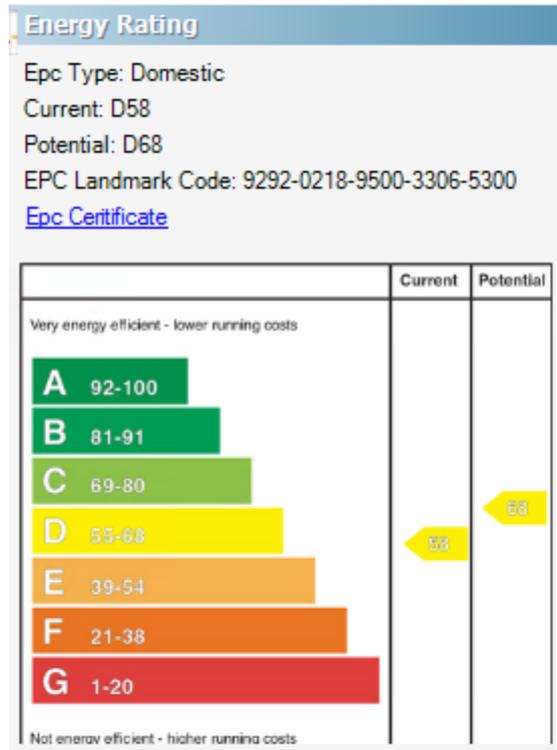
This plan is for illustrative purposes only.  
Plan produced using PlanUp.

Location:

Rosetta Road East from Rosetta Road, take second on left into Everton Drive.

Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)



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