



8 Rosetta Avenue, Belfast, BT7 3HG

Asking Price £475,000

Rosetta Avenue is a wide, tree lined street at the top of the Ormeau and Ravenhill Road, providing easy access to the various long standing cafés, restaurants and entertainment facilities as well as the more recent additions that are only adding to the culture and community feel that this area has to offer. Cherryvale and Ormeau Park are also within walking distance hosting various clubs and sporting events. This area is also renowned for its leading schools both primary and post primary.

Internally, the property offers fantastic, well proportioned accommodation that is only complimented by the original features that have been retained, from the decorative tiled floor in the entrance porch, stain glass windows and cornice ceilings.

On the ground floor there are three reception rooms, fitted kitchen, downstairs w/c and access is provided to the boiler room and integral garage. On first floor there are three bedrooms with the 3rd bedroom providing access to study / office. Also on this level is the family bathroom suite with separate shower cubicle. On the 2nd floor there is an additional shower suite and a further three bedrooms. Outside there is tarmac pathway providing pedestrian access to the front and side, flagged patio area, gates that lead to the integral garage all bordered by mature hedging. This property offers fantastic accommodation in one of South East Belfast's most popular residential locations.

- Many Original Features
- Three Reception Rooms
- Downstairs W/C / Utility & Boiler Room
- Additional Shower Suite
- Side Patio Area/Integral Garage
- 6 Bedrooms Over The Top 2 Floors
- Fitted Kitchen
- Family Bathroom Suite
- Oil Heating
- 3 Storey Town Terrace

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		50	52
EU Directive 2002/91/EC			

Entrance Porch

Hardwood front door with fan light leading to entrance porch. Decorative tiled flooring. Internal pvc front door with stained glazed side panel and fan light.

Entrance Hall

Cornice ceiling. Ceiling rose and stripped wooden flooring. Under-stairs cloaks.

Drawing Room 16'5" x 13'4" (5.00 x 4.06)



(into bay) Cast iron fireplace with decorative wooden surround housing wood burning stove. Ceiling rose and picture rail.

Family Room 14'6" x 11'9" (4.42 x 3.58)

(into wood panelled bay) Tiled open fire-place with decorative wooden surround.. Ceiling rose and picture rail.

Down-stairs w.c

Wash hand basin with mixer taps and storage below. Low flush w.c.

Dining Room 12'7" x 10'8" (3.84 x 3.25)



Laminate flooring leading to:

Fitted Kitchen 17'10" x 10'8" (5.44 x 3.25)



High and low level glazed display cabinets, formica work surfaces, stainless steel 1 1/4 bowl sink unit, tiled splash back, fridge freezer, dish-washer, integrated electric hob and under-oven. Extractor fan. Tiled flooring.

Rear Hallway

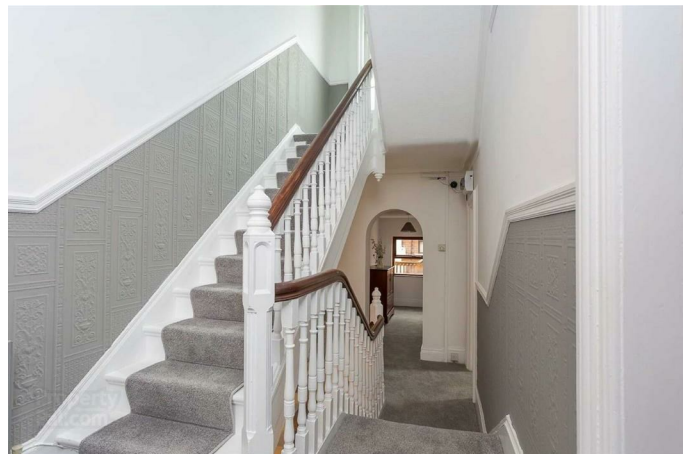
Tiled flooring. Side door with access to patio side garden, access to covered court yard area.

Access to integral garage.

Covered Courtyard / Boiler room 18'4" x 6'6" (5.59 x 1.98)

Oil boiler, pvc oil tank

First floor



Master Bedroom 20'5" x 19'1" (6.22 x 5.82)



(At widest points, into bay) Dual aspect, stained glass window. Feature marble open fire-place with decorative wooden surround.
Cornice ceiling with decorative moulding.

Bedroom Two 14'5" x 13'6" (4.39 x 4.11)



Fire-place. Cornice ceiling and picture rail.

Bedroom Three 16'8" x 11'1" (5.08 x 3.38)



Access to

Bedroom / Study 17'8" x 17'4" (5.38 x 5.28)



(at widest points) Hardwood pine flooring.
Access to covered decking area.

Internal Veranda 18'3" x 6'5" (5.56 x 1.96)

Wooden decked area.

Bathroom



Free standing roll top bath with mixer taps, low flush w.c pedestal wash hand basin, walk in shower cubicle fully tiled. Shower above. Spot-lights. Partially tiled. Tiled flooring.

Second Floor

Shower Room

Corner all in one shower pod with separate jet system, wash hand basin with storage below, vanity mirror above, low flush w.c Chrome towel rail.
Laminate flooring.

Landing

Sink unit positioned beside hot press

Hot-press

Stairs to

Bedroom Five 12'5" x 10'4" (3.78 x 3.15)

Fire place

Bedroom Six 8'11" x 8'4" (2.72 x 2.54)

Access to roof-space.

Attic

Floored, velux window and access via pull down ladder.

Bedroom Seven 12'1" x 11'9" (3.68 x 3.58)



Roller door. Light and power. Plumbed for washing machine.

Outside



Front and side area paved / tarmac, flower beds, bordered by mature hedging. Front and side pedestrian access. Gates providing access to the integral garage.

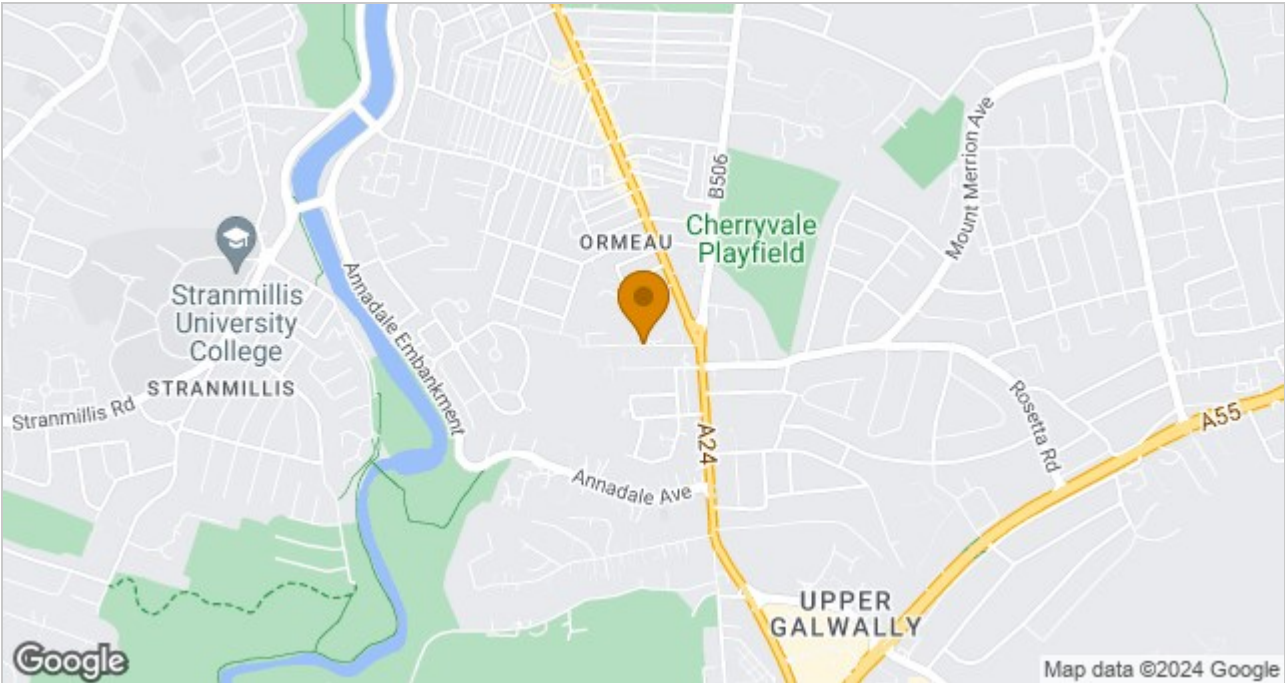
Integrated Garage 17'4" x 12'6" (5.28 x 3.81)

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanIt.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BALLYNAHINCH 028 9756 1155	CAUSEWAY COAST 0800 644 4432	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444
BALLYHACKAMORE 028 9047 1515	BANGOR 028 9127 1185	CAVEHILL 028 9072 9270	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYMENA 028 2565 7700	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark