



9 Mount Merrion Park, Belfast, BT6 0GA

Asking Price £239,950

Mount Merrion Park is a superb location within Rosetta, as it provides easy access to to the Upper Knockbreda, Ormeau and Ravenhill Roads with excellent transport links in all directions. Forestside Shopping Centre is only a few minutes walk away, as well as leading primary & post primary schools and the Ormeau Road with various long standing cafés, restaurants and entertainment facilities, complimented by the more recent additions, that are only adding to the culture and community feel that this area has to offer.

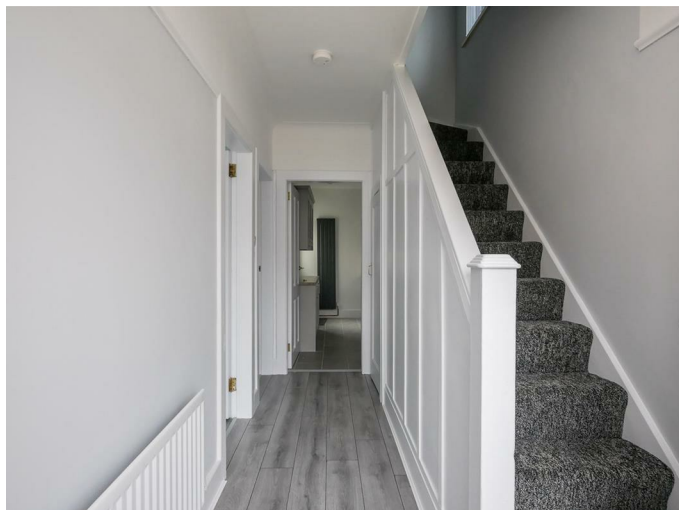
Internally the property comprises two reception rooms and new shaker style kitchen on the ground floor, three bedrooms and new white bathroom suite on the first floor. The property also benefits from a gas heating system, double glazing, driveway with ample parking and superb, mature rear garden.

An excellent home in a great location.

- Refurbished Semi Detached Home
- Two Receptions
- White Bathroom Suite
- Double Glazing
- Driveway With Ample Parking
- Three Bedrooms
- New Fitted Kitchen
- Gas Heating
- Front Gardens
- Fantastic Rear Gardens

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		EU Directive 2002/91/EC	

The accommodation Comprises



Upvc glass panelled front door to entrance hall. Under-stairs storage.

Lounge 13'0 x 10'1 (3.96m x 3.07m)
Into Bay. Tiled fire-place.

Dining Room 11'3 x 9'7 (3.43m x 2.92m)

New Fitted Kitchen 11'9 x 6'5 (3.58m x 1.96m)



Shaker style kitchen with an excellent range of high and low level units, single drainer sink unit with mixer taps. Built-in 4 ring hob and under oven, stainless steel over head extractor fan. Part tiled walls. Plumbed for washing machine.



First Floor

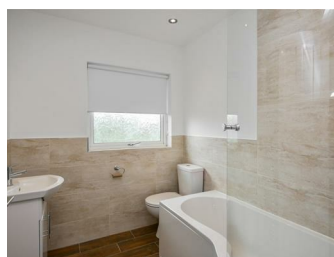
Bedroom One 12'9 x 9'7 (3.89m x 2.92m)
Into bay.

Bedroom Two 11'2 x 9'0 (3.40m x 2.74m)

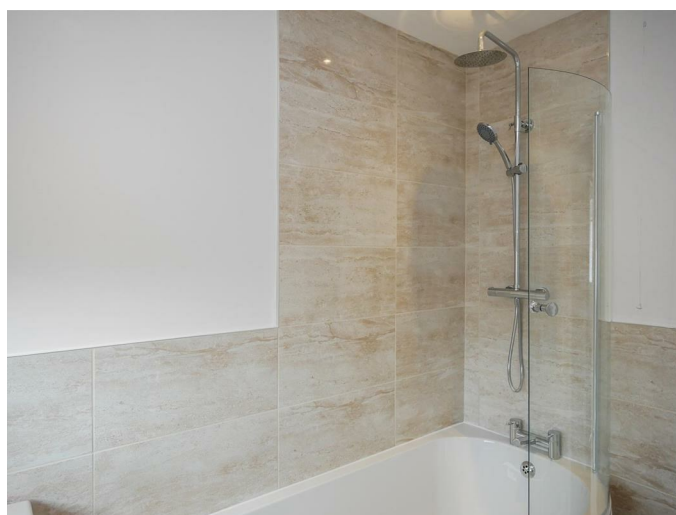
Bedroom Three 6'4 x 6'3 (1.93m x 1.91m)



New White Bathroom Suite



New bathroom suite comprising panelled bath with mixer taps and chrome shower unit above with drench head and hand shower attachment, pedestal wash hand basin, low flush w/c, part tiled walls. Access to the roof-space.



Landing

Outside Front

Gardens laid in lawns to the front.
Driveway with ample parking.

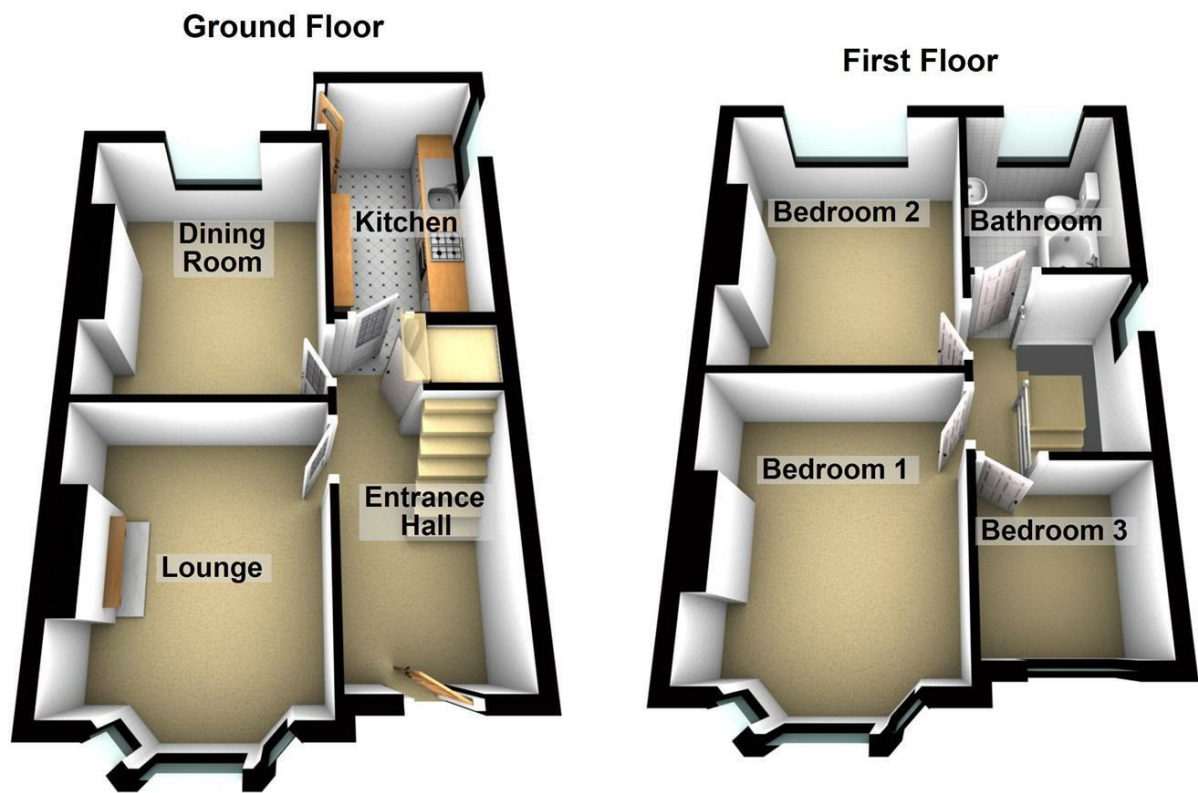
Outside Rear



Excellent enclosed rear garden laid in lawns with a mature range of plants, trees and shrubs. The garden also captures the afternoon and early evening sun.



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 PlanUp.

Area Map



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