



133 Knockbreda Park, Rosetta, Belfast, BT6 0HE

Asking Price £299,950

Extended and modernised, this semi detached home represents an excellent opportunity for those hoping to purchase a property within the Rosetta area and capitalise on the convenience to the cafés restaurants of the Ormeau Road and superb transport links into and out of Belfast.

Internally, the property comprises spacious lounge to the front and living / dining area to the rear which is open to the extended fitted kitchen.

Upstairs there are three good sized bedrooms and a contemporary white bathroom suite.

The property also benefits from a gas fired central heating system, double glazing and has been decorated and presented to an excellent standard throughout.

Outside there is a driveway with ample parking leading to a detached garage, patio area accessed directly from the kitchen and rear garden.

An excellent home in a fantastic location.

- Extended Semi Detached Home
- Two Reception Rooms With The Rear Reception Open To The Kitchen
- Downstairs w/c
- Gas Heating/Double Glazing
- Detached Garage
- Three Good Sized Bedrooms
- Extended, Modern Fitted Kitchen
- Contemporary White Bathroom Suite 1st Floor
- Driveway With Ample Parking
- Enclosed Patio & Garden To The Rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		70	75
(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



Entrance



Glass panelled front door with glazed side panels to entrance hall. Laminate flooring.



Down-stairs w.c



Sink unit with storage below. Low flush w.c

Lounge 12'5 x 12'1 (3.78m x 3.68m)



Tied fireplace with tiled hearth housing an open fire.



Living/Dining 18'3 x 11'5 (5.56m x 3.48m)



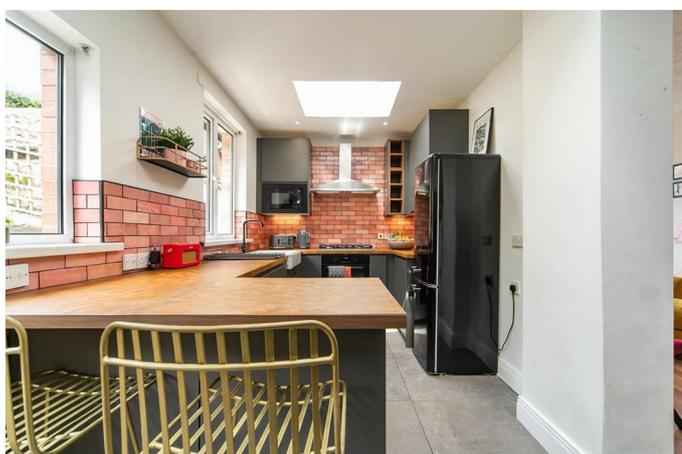
Decorative fireplace with wooden surround. Laminate flooring. Open to extended kitchen.



Extended Modern Fitted Kitchen 17'9 x 7'9 (5.41m x 2.36m)



Excellent range of high and low level units, wood effect work surfaces, 5 ring gas hob, stainless steel overhead extractor fan, under oven, Jaw Box sink unit with mixer taps,, integrated dish washer and washing machine. Tiled flooring. Part tiled walls. Spot-lights. Glazed kitchen dresser style unit to rear wall of kitchen.





First Floor



Bedroom One 13'2 x 10'3 (4.01m x 3.12m)



Tiled fireplace.



Bedroom Two 11'5 x 10'7 (3.48m x 3.23m)



Tiled fire place. Built in robes. Access to the roof space.



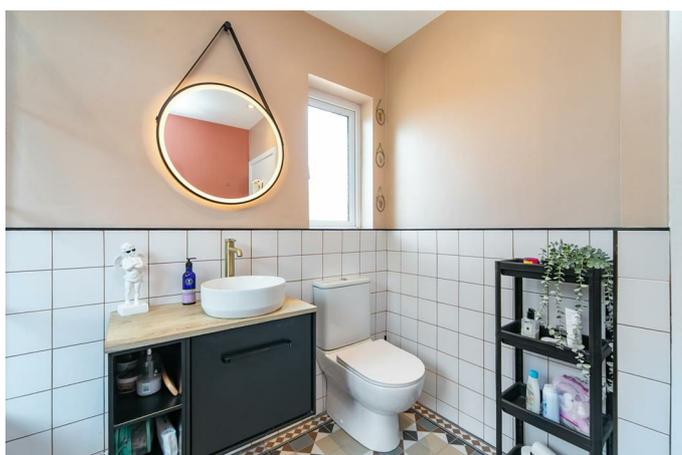
Bedroom Three 9'6 x 7'8 (2.90m x 2.34m)



Contemporary White Bathroom Suite



Comprising panelled bath with wall mounted mixer taps and shower unit above, wash hand basin with mixer taps and storage below, low flush w.c
All sanitary ware finished in a gold colour. Part tiled walls. Tiled flooring. Heated towel rail. Hot-press housing gas boiler.



Landing

Outside Front



Easily maintained area to front.
Driveway with ample parking leading to detached garage.

Detached Garage

Roller door. Light and power.

Outside Rear

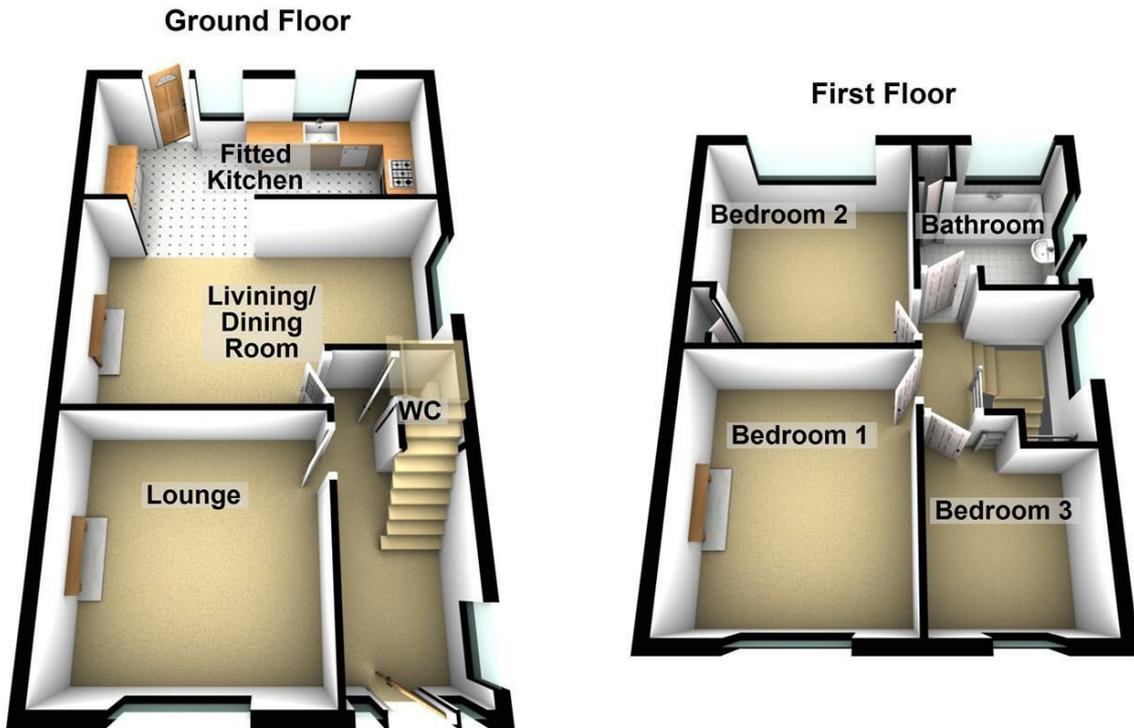


From the kitchen access is provided to the patio and seating, several steps lead up to the garden and further patio area

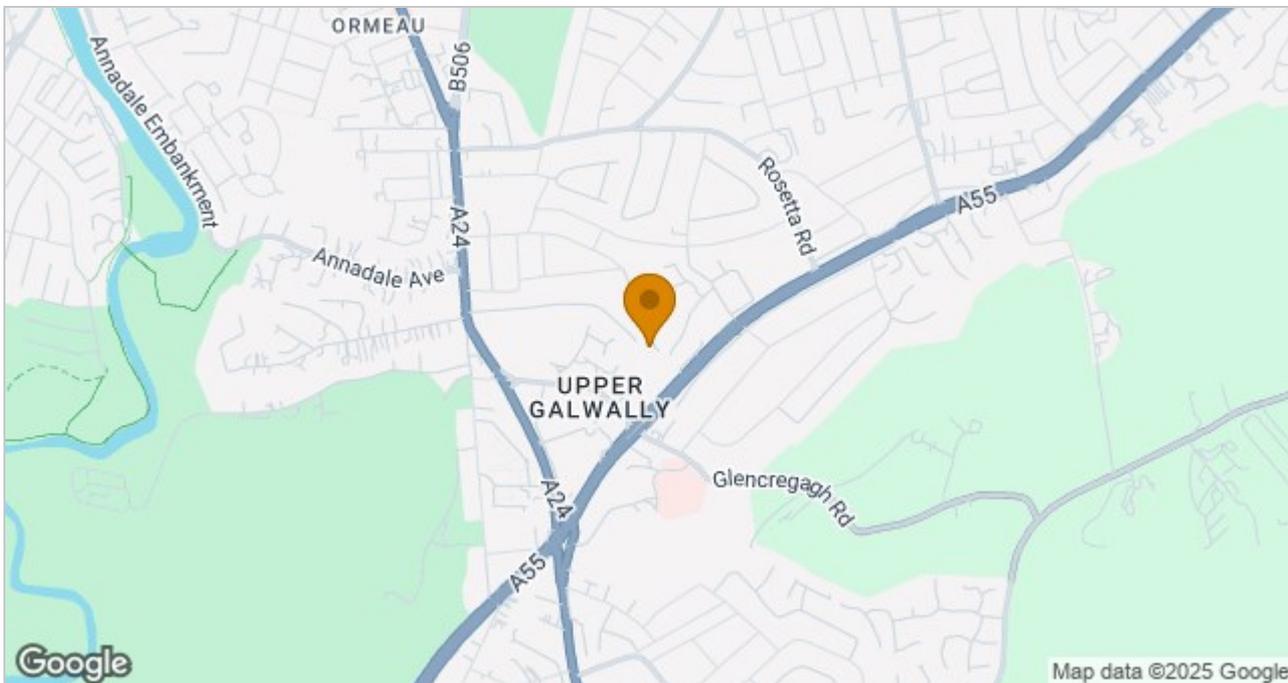




Floor Plan



Area Map



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