



## 22 Rosemount Gardens , Belfast, BT15 5AG

**Offers Around £220,000**

Stunning Extensively Modernised And Extended Semi Detached Residence Holding A Prime Position Within This Highly Desirable Tree Lined Avenue.

A handsome period semi detached residence holding a mature landscaped site set within this much admired and sought after residential location. The present owners have extensively refurbished, extended and modernised the property creating the perfect family home. The generously proportioned accommodation comprises 3 bedrooms, 1 plus reception rooms with beautifully presented lounge, fabulous extended integrated kitchen with superb open plan living area with full height sliding patio doors to garden. The dwelling further offers utility room, furnished cloakroom and deluxe family bathroom in white suite. The property benefits from gas central heating with partial under floor heating. Upvc double glazed windows, replacement rainwater goods, Pvc fascia and eaves, new interior doors, superb roof space and has undergone extensive improvement works but yet retains much period detail throughout. Off street carparking and mature landscaped gardens with southerly aspect to the rear combines with the most convenient location to make this a home not to be missed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

# 22 Rosemount Gardens

, Belfast, BT15 5AG



- Stunning Extended Period Semi Detached Villa
- Modern White Bathroom Suite
- Downstairs Furnished Cloakroom
- 3 Bedrooms, 1+ Reception Rooms
- Gas Central Heating
- Utility Room
- Luxury Integrated Fitted Kitchen
- Upvc Double Glazed Windows
- Extensive South Facing Rear Garden

### Enclosed Entrance Porch

Upvc double glazed entrance door, luxury vinyl flooring.

### Entrance Hall

Glazed vestibule door, under stair storage, panelled radiator, luxury vinyl flooring.

### Lounge into Bay

14'6" x 10'11" (4.44 x 3.33)

Attractive fireplace, wood laminate floor, panelled radiator.

### Extended Kitchen

21'10" x 17'7" (6.66 x 5.36)

Bowl and a half composite sink unit, extensive range of high and low level units, high level oven ceramic hob, ceramic extractor fan, integrated fridge- freezer, integrated dishwasher, partly tiled walls, recessed lighting, concealed gas boiler, luxury vinyl flooring

Island unit, breakfast bar.

### Dining Area

Picture window, sliding double glazed patio doors

### Snug

Twin velux rooflights , recessed lighting.

### Utility Room

5'2" x 4'3" (1.58 x 1.30)

Range of high level units, formica worktops, plumbed for washing machine, tumble dryer space, luxury vinyl flooring ,pvc ceiling, recessed lighting.

### Furnished Cloakroom

Modern white suite comprising vanity unit, low flush wc. Pvc ceiling, recessed lighting.

### First Floor

Landing

### Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled shower unit, vanity unit, low flush

wc, pvc panelled walls and ceiling recessed lighting, radiator, airing cupboard.

### Bedroom

11'2" x 12'1" (3.42 x 3.69)

Feature radiator, panelled radiator.

### Bedroom into Bay

14'3" x 11'3" (4.35 x 3.44)

Panelled radiator.

### Bedroom

8'3" x 7'9" (2.52 x 2.38)

Panelled radiator.

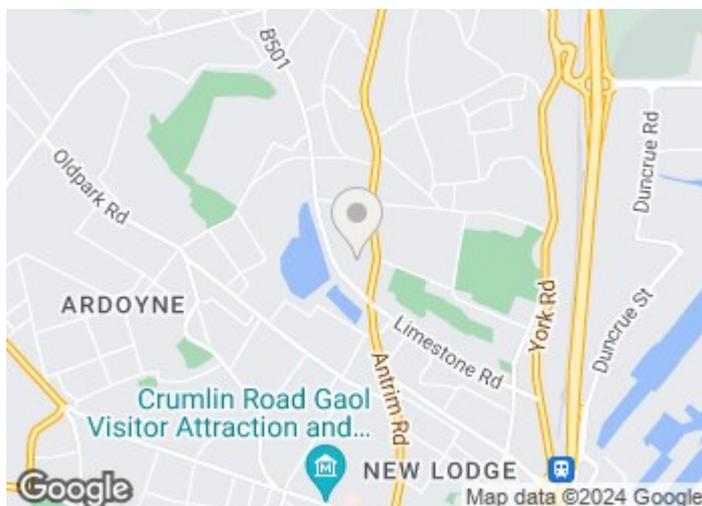
### Roof Space

Slings type ladder, velux roof light, partly floored

### Outside

Hard landscaped front garden with driveway.

South facing rear garden patio areas, outside light and tap

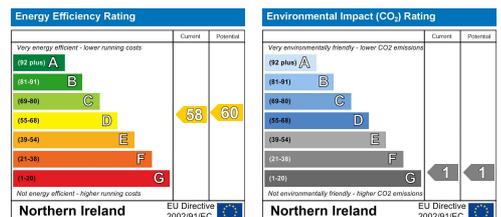


### Directions



# Floor Plan

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