



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 20 Rosapenna Parade , Belfast, BT14 6GU

**Price £100,000**

Superb Extended Semi Detached Villa Holding A Quiet Cul De Sac Position.

Holding a quiet cul de sac position just off the Cliftonville Road this attractive red brick period semi detached villa will have immediate appeal. The internal accommodation comprises 3 bedrooms, 2+ reception rooms, extended fitted kitchen incorporating free standing cooker and informal dining area and fully tiled bathroom to first floor in white suite. The dwelling further offers oil fired central heating, uPvc double glazed windows and has benefited from a programme of improvement works in past years to include roofing improvements. Externally the dwelling offers a private hard landscaped rear.

Ideally suited to the young married couple or investor alike with excellent local amenities and the city just a short commute away, early viewing is strongly recommended.

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>		
(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>		
	31	52
EU Directive 2002/91/EC		

# 20 Rosapenna Parade

, Belfast, BT14 6GU



- Superb Extended Semi Detached Villa
- Upvc Double Glazed Windows & Doors
- Quiet Cul-De-Sac Position
- 3 Bedrooms 2 Reception Rooms
- Oil Fired Central Heating
- Just A Short Commute To The City
- Extended Fitted Kitchen
- Roofing Improvements

## Entrance Hall

Upvc double glazed entrance door, panelled radiator, wood laminate floor.

## Lounge into Bay

12'3" x 9'4" (3.75 x 2.85)

Wood laminate floor, double panelled radiator, picture rail, attractive fireplace.

## Living Room

10'5" x 9'10" widest (3.20 x 3.01 widest)

Wood laminate floor, faux fireplace with mahogany surround, built-in storage, picture rail, double panelled radiator.

## Extended Kitchen

14'1" x 8'0" widest (4.30 x 2.45 widest) Single drainer stainless steel sink unit, range of high and low level units, formica worktops. free standing cooker, integrated extractor fan, fridge/freezer space , plumbed for washing machine, Lvf flooring, uPvc stable style rear door, understairs cloaks.

## First Floor

Landing.

## Bathroom

Fully tiled white suite comprising panelled bath, shower screen, electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, chrome radiator, Lvf flooring.

## Bedroom

9'10" x 9'4" (3.00 x 2.85)

Panelled radiator, wood laminate floor.

## Bedroom

11'1" x 8'8" (3.40 x 2.65)

Panelled radiator, wood laminate floor.

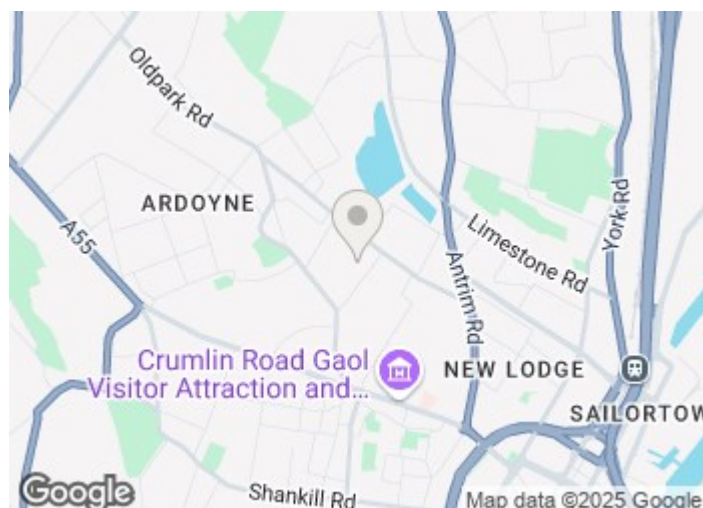
## Bedroom

6'8" x 6'7" (2.05 x 2.01)

Panelled radiator, wood laminate floor, picture rail.

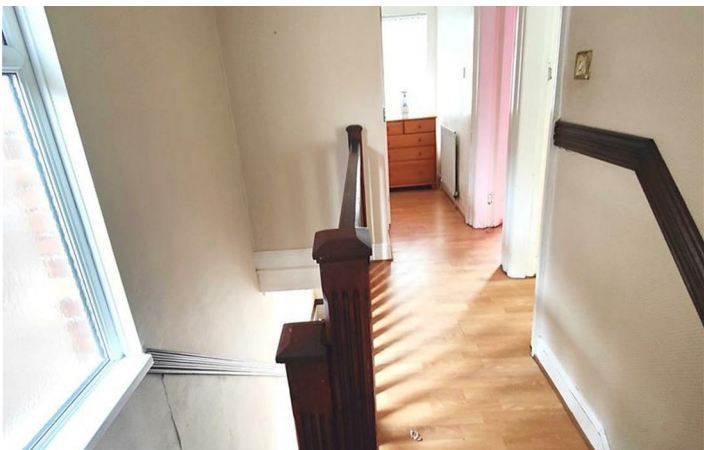
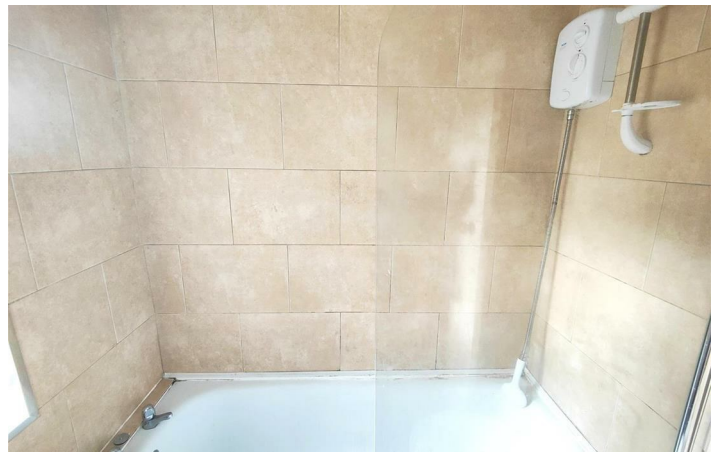
## Outside

Forecourt, enclosed rear yard in patio, pvc oil tank, boiler house, outside water tap, vertical panel fencing.



## Directions





Floor Plan

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.

