



12 Rosapenna Drive , Belfast, BT14 6GT

Offers Around £149,950

Superb Semi Detached Villa Holding A Prime Position With Off Street Car Parking.

Holding a prime position within this most sought after location, this superb red brick semi detached villa has benefited from a programme modernisation works in recent years creating the perfect starter home. The modern interior comprises 2 bedrooms, through lounge into bay, fitted kitchen incorporating built-in oven and hob with dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, pvc double glazed exterior doors and has been prepared to a high standard throughout. A walled rear garden, off street parking with a detached garage complemented by every conceivable amenity within walking distance and the City just a short commute away makes this a home not to be missed - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

12 Rosapenna Drive

, Belfast, BT14 6GT



- Superb Red Brick Semi Detached Villa
- Upvc Double Glazed Windows
- Fitted Kitchen
- Sought After Location
- Gas Fired Central Heating
- Hard Landscaped Garden
- 2 Bedrooms Through Lounge
- Modern White Bathroom Suite
- Detached Garage

Open Entrance Porch

Upvc front entrance door.

Entrance Hall

Ceramic tiled floor, double panelled radiator.

Through Lounge in to Bay

19'1" x 15'9" (5.84 x 4.82)

Wood laminate floor, 2 single panelled radiator, picture rail, cornice, multi fuel burning stove.

Kitchen

7'10" x 6'11" (2.39 x 2.12)

Single drainer stainless sink unit, range of high and low level units, formica worktops, built in ceramic hob and under oven, extractor fan, plumbed for washing machine, plumbed for dishwasher, fridge/freezer space, partly tiled walls, ceramic tiled floor.

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Dining Area

7'0" x 5'10" (2.15 x 1.80)

Double panelled radiator, ceramic tiled floor.

First Floor

Landing

Bathroom

White bathroom suite comprising, panelled bath, main shower, shower screen, pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling, built in cupboard, gas fired boiler.

Bedroom

15'11" x 8'11" (4.86 x 2.72)

Panelled radiator, wood laminate floor.

Bedroom

9'11" x 7'8" (3.04 x 2.34)

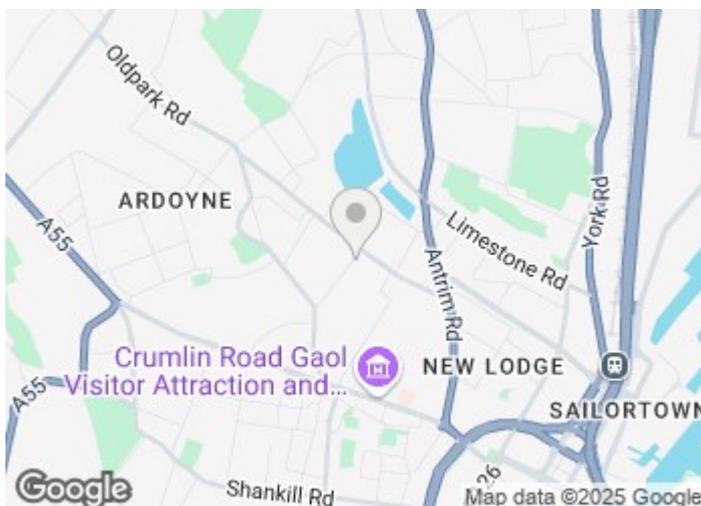
Panelled radiator, wood laminate floor.

Detached Garage

Driveway

Outside

Off street parking. Hard landscaped gardens front and rear.



Directions



Floor Plan

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