



This attractive detached bungalow occupies a fabulous site located in the established residential area of Rosepark, renowned for its quality of housing and convenience to local shopping amenities in Dundonald and Ballyhackamore, Ulster Hospital and for those enjoying a more active lifestyle, Stormont with its delightful grounds and David Lloyd Health Club are both close to hand.

Internally the property offers bright, good sized accommodation that has been very well modernised. Some features of particular note include the double glazed conservatory which overlooks the private mature gardens, ensuite shower room off the principal bedroom and ease of access to Belfast via public or private transport.

All in all this is an excellent opportunity to acquire a fine home in an area of constantly high demand.

Offers Around
£320,000

87 Rosepark ,
Upper Newtownards
Road,
BELFAST, BT5 7RH

Viewing by
appointment
through agent
028 9042 4747

- Attractive and very well modernised detached bungalow in a highly sought after and convenient location
- Three well-proportioned bedrooms to include ensuite shower room off the principal bedroom
- Spacious lounge, separate dining room and double glazed conservatory
- Fitted kitchen
- Coloured bathroom suite
- Oil fired central heating and uPVC double glazed window frames
- Attached matching garage
- Well-maintained mature front and private rear gardens



The Property Comprises:

Ground Floor

Hardwood double glazed front door.

ENTRANCE HALL: Cloakroom.



LOUNGE: 17' 9" x 14' 9" (5.4m x 4.5m) Mock tiled fireplace with carved Adam style mahogany surround, tiled hearth. Archway to:



DINING ROOM: 10' 10" x 10' 6" (3.3m x 3.2m)



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FITTED KITCHEN: 11' 6" x 11' 6" (3.5m x 3.5m) Single drainer sink and a half bowl stainless steel sink unit, mixer tap, extensive range of high and low level units with oak trim, built-in double oven, four ring hob, extractor fan. Plumbed for dishwasher. Concealed lighting, oak laminate work surfaces, Worcester oil fired boiler. uPVC double glazed door to rear.



DOUBLE GLAZED CONSERVATORY: 10' 6" x 8' 10" (3.2m x 2.7m) Sliding doors to garden, ceramic tiled floor.



PRINCIPAL BEDROOM: 12' 6" x 10' 6" (3.8m x 3.2m) Extensive range of built-in robes with matching low level drawers.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with Triton electric shower, low flush wc, wash hand basin, excellent range of built-in units.



BEDROOM (2): 12' 2" x 8' 10" (3.7m x 2.7m) Oak laminate wooden floor.



BEDROOM (3): 10' 2" x 6' 11" (3.1m x 2.1m)



BATHROOM: Coloured suite comprising panelled bath, low flush wc, vanity unit, part tiled walls. Fully tiled shower cubicle with Triton built-in shower unit. Hotpress with lagged copper cylinder and Willis type immersion heater.



Outside

Tarmac driveway to:

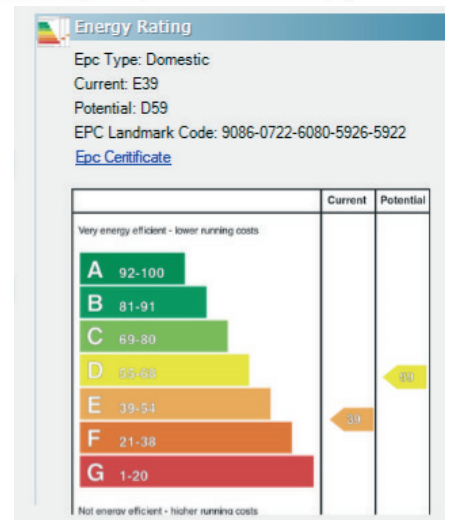
ATTACHED MATCHING GARAGE: 18' 4" x 9' 2" (5.6m x 2.8m) Up and over door, light and power, plumbed for washing machine.

Good sized area to front and enclosed private rear gardens in lawns and flowerbeds, patio areas. Garden shed. Water tap.



Location:

Heading out of Belfast on the Upper Newtownards Road, pass Stormont on your left and turn into the entrance to Rosepark at Haptik Café.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

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