

RODGERS & BROWNE



65 Rosepark
East Belfast, BT5 7RH

offers over £275,000



The Owners' Perspective...

"Rosepark was our family home for the last twenty-five years and we have loved every moment living there. It is a quiet and peaceful neighbourhood, surrounded by the kindest of neighbours."

We have wonderfully happy memories of family events both inside the house and in the beautiful and serene garden and we can only wish this continues for whoever decides to live there next."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Well positioned detached bungalow set within the much admired Rosepark Development

Priced to allow for modernisation

Drawing room with gas fire and large picture window opening to dining room

Kitchen with access to a sunroom

Three bedrooms

Main bathroom

PVC double glazing

Gas fired central heating

Single attached garage

Tarmac driveway with parking for three cars

Ideally located to local amenities including the Ulster Hospital, Stormont Building and the Glider linking Belfast City Centre



Drawing room



Dining room



Kitchen



Bathroom



Sun room

The property comprises...

Ground Floor

PVC double glazed door and side light to:

ENTRANCE HALL Exposed timber floor, cloaks cupboard with open hanging space. Hotpress, access to roofspace. Feature stain glass wall, leading to:

DRAWING ROOM 18' 3" x 14' 7" (5.56m x 4.44m)
Exposed timber floor, hole in the wall fireplace with gas fire, tiled hearth, cornice ceiling, large picture window, opening to:

DINING ROOM 10' 1" x 9' 11" (3.07m x 3.02m)
Exposed timber floor, view to the garden.

KITCHEN 12' 2" x 11' 7" (3.71m x 3.53m)
Range of high and low level units, four ring gas hob, under oven, space for fridge and dishwasher, one and a half stainless steel sink unit with mixer tap, part tiled walls.

SUNROOM 11' 9" x 8' 2" (3.58m x 2.49m)
Tiled floor, low voltage lighting, French doors to the garden.

BEDROOM (1) 13' 1" x 10' 0" (3.99m x 3.05m)
Exposed timber floor.

BEDROOM (2) 11' 11" x 9' 11" (3.63m x 3.02m)
Exposed timber floor.

BEDROOM (3) 10' 0" x 6' 11" (3.05m x 2.11m)
Exposed timber floor.

BATHROOM 8' 7" x 6' 5" (2.62m x 1.96m)
White suite comprising deep fill bath with mixer tap and telephone shower, fully tiled shower cubicle with thermostatically controlled shower over drencher and mixer tap, low flush wc, pedestal wash hand basin, fully tiled walls.

Outside

SINGLE GARAGE 23' 6" x 9' 4" (7.16m x 2.84m)
Up and over door. Light and power.

South facing rear garden offering complete privacy due to its mature borders.

Flagged patio area. Green house.

To the front are mature gardens laid in lawns, tarmac driveway with parking for three cars.

Location: Traveling along the Upper Newtownards Road toward Dundonald, turn Right into Rosepark, continue on this road pass the bend and No 65 will be on your right.

Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Long Leasehold £32.00 per annum

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023/2024 TBC

VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 129.1 m² ... 1389 ft²

All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.