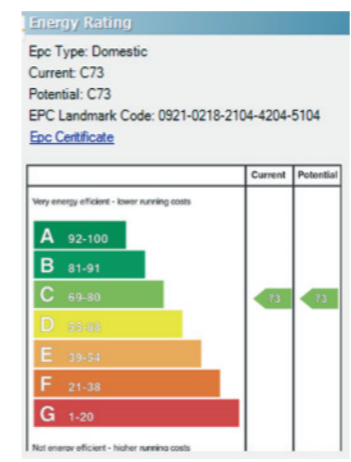


**TOTAL: 715 sq. ft, 67 m2**  
 FLOOR 1: 386 sq. ft, 36 m2, FLOOR 2: 329 sq. ft, 31 m2  
 Sizes And Dimensions Are Approximate. Actual May Vary.



Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



Just off the Ravenhill Road this well-presented terrace will appeal to a broad range of buyers from investors and first-time buyers. The location is highly desirable with a diverse range of amenities nearby on the Ravenhill and Woodstock Roads including village-type shops, fashionable bar-restaurants, sports facilities and access to the City Centre.

The accommodation briefly comprises a through living/dining room, fitted kitchen, first floor bathroom and two well-proportioned bedrooms. Externally there is a forecourt affording privacy from the street and a small enclosed rear yard – great for storage and drying clothes. Furthermore, the property benefits from double glazing throughout and gas central heating. Fantastic investment opportunity and with no onward chain we encourage an internal appraisal at your earliest convenience.

**Offers Over  
£99,950**

15 Rosebery Road,  
BELFAST,  
BT6 8JA

Viewing by  
appointment with  
& through agent  
028 9066 3030



15 Rosebery Road,  
BELFAST,  
BT6 8JA

## Property Features

- Excellent mid-terrace property in a convenient location just off the Ravenhill and Woodstock Road
- Bright living and dining room
- Fitted kitchen with good range of high and low level units
- Two well-proportioned bedrooms
- First floor bathroom
- Gas heating/ Double glazing throughout / Cavity wall insulation
- Excellent first-time buyer or investor opportunity

## Location:

Drive towards Belfast City Centre from Ravenhill Road. Turn left onto My Lady's Road. Rosebery Road is the 4th turn on the right.

## Property Comprises

### Ground Floor

HALLWAY: Hardwood front door, laminate wood effect flooring.

LIVING/DINING ROOM: 25' 7" x 9' 8" (7.8m x 2.95m) Laminate wood effect flooring.

KITCHEN: 14' 3" x 5' 9" (4.34m x 1.75m) Range of high and low level units, built in oven, hob and extractor, stainless steel sink with mixer tap, plumbed for washing machine, laminate wood effect flooring, uPVC door onto rear courtyard.

### First Floor

LANDING: Carpeted, shelved boiler cupboard, access to loft.

BATHROOM: 7' 5" x 5' 10" (2.26m x 1.78m) Three piece white suite, wc, wash hand basin, bath with overhead shower, uPVC wall panelling, vinyl flooring, extractor fan.

BEDROOM (1): 13' 10" x 10' 6" (4.22m x 3.2m) Carpeted, picture rail.

BEDROOM (2): 10' 6" x 7' 7" (3.2m x 2.31m) Carpeted.

