COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



21 Arosa Crescent, Belfast, BT15 3EX

- Semi Detached Home
- Lounge; Focal Point Fireplace
- Fully Tiled Bathroom; Separate Shower Room
- Private Driveway
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Fully Enclosed, Low Maintenance Garden
- Ideal First Time Buy / Buy To Let

Offers Over £134,950

EPC Rating C





21 Arosa Crescent, Belfast, BT15 3EX





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs storage. Glass panelled doors to lounge and kitchen.

FULLY TILED WET ROOM STYLE SHOWER ROOM

Three piece suite comprising shower area, wash hand basin and WC. Thermostat controlled mains shower unit.

LOUNGE 14'5" x 10'9" (wps)

Tiled focal point fireplace with slate hearth and timber surround. Wood laminate floor covering.







KITCHEN THROUGH DINING ROOM 19'1" x 11'0" (wps)

Modern fitted kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen ceramic hob with extractor hood over. Integrated double oven. Space for fridge freezer. Integrated dishwasher. Plumbed and space for automatic washing machine. Twin glass fronted display cabinets. Gas fired central heating boiler (within matching unit). Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

PRINCIPAL BEDROOM 11'2" x 10'11"

Wood laminate floor covering. Built in wardrobe.

BEDROOM 2 11'11" x 9'1"

Built in wardrobe. Wood laminate floor covering.

BEDROOM 3 9'8" x 8'9" (wps)

Built in wardrobe. Wood laminate floor covering.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC.

EXTERNAL

Double gates leading to private driveway area, finished in brick pavior.
Low maintenance front garden, finished in brick pavior.
Tiled entrance canopy.
External lighting.
Fully enclosed, low maintenance rear garden, finished in artificial grass, paved patio area and concrete service area.
Outside tap.
External power points.
Power to shed.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

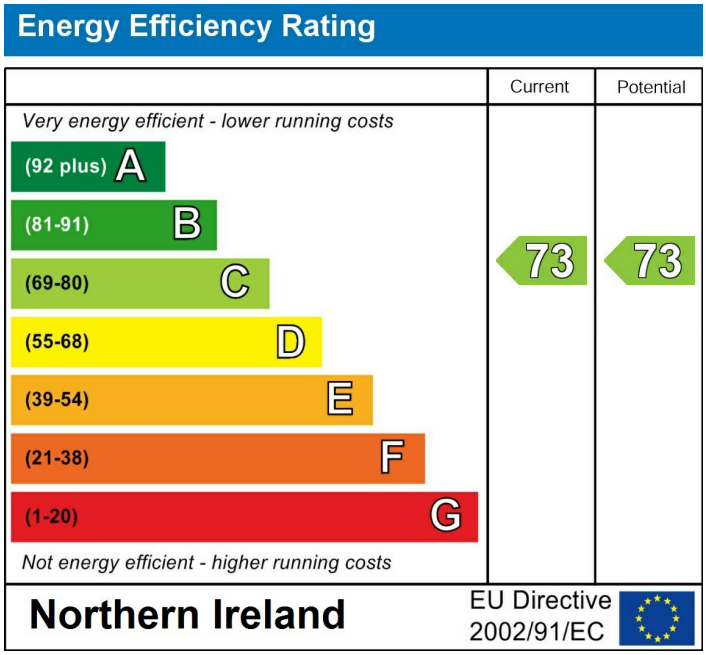






Well presented, three bedroom, semi-detached villa with private driveway area and fully enclosed, low maintenance rear garden, located within the popular and conveniently positioned Arosa area, York Road, North Belfast. The property comprises entrance hall, fully tiled wet room style shower room, lounge with focal point fireplace, kitchen through dining room, with modern fitted kitchen, three well-proportioned, first floor bedrooms, and fully tiled bathroom with white three piece suite. Externally the property enjoys double gates leading to private driveway area finished in brick pavior and fully enclosed, low maintenance rear garden finished in artificial grass, paved patio area and concrete service area. Other attributes include gas fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE® We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring Northern Ireland Children's Hospice

Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

WE ARE MACMILLAN. CANCER SUPPORT