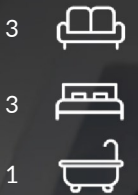




A wonderful and truly unique detached cottage dating back to the late 1700's  
Four reception rooms - Lounge, living room, dining room and a sun room  
Fitted kitchen with a good range of units and integrated appliances  
Three well-proportioned bedrooms - two with fitted wardrobes  
Bathroom with a white suite and a shower over the bath  
Double garage with an electric door and a utility area  
Gas fired central heating & double glazed windows throughout



## A Piece of History!

Rose Cottage is a wonderful and truly unique detached cottage located in the heart of Newtownbreda Village. The property dates back to the late 1700's and offers huge potential in terms of renovating and potentially extending further. It has previously been extended some years ago and once you set foot inside it will become apparent that an architect owner has had a strong influence in the décor and layout. There is also the possibility that the circa. 0.25 acres could have development potential. Lastly there is no onward chain that should make for an easy move to your new home.

Downstairs comprises an entrance hall, a dining/family room, a living room with a hole in the wall gas fire leading to a sun room with wonderful garden views, a breakfast room open to a kitchen with integrated appliances. Upstairs are three well-proportioned bedrooms and a bathroom with a white suite. The property benefits from a large garage with an electric door and a utility area.

Externally the property occupies a site of approximately 0.25 acres. There are cast iron gates to the side of the property that lead to a lengthy tarmac driveway. The wonderful rear garden is mainly laid in lawn with hedging and mature trees adding to the appeal and has to be seen to be believed

You will be spoilt for choice when it comes to doing the weekly shopping with both Tesco Newtownbreda and Forestside close by. The area benefits from a good choice of schools, eateries and local transport to and from the City Centre.

## Your Next Move...

Thinking of selling, it would be a pleasure to offer you a FREE VALUATION of your property.

Mortgage advice is also available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes instead of waiting weeks to go through your high street bank for a decision.



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## REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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