



## 28 Wynchurch Walk, Rosetta, Belfast, BT6 OJS

**Asking Price £250,000**

28 Wynchurch Walk is an extended semi detached home that represents an excellent opportunity for those hoping to purchase within the Rosetta area of South East Belfast. Although this property appears from the external image to be a traditional Semi Detached home, this home has been extended to the rear, creating an adaptable space either as a 4th bedroom or a large 2nd living room with a very spacious adapted shower suite as well as as the original ground floor shower suite and kitchen. On the 1st floor there are three bedrooms that completes the internal accommodation. Outside there is a tarmac driveway with parking to the front and side which leads to a detached brick garage. There is enclosed garden space to the rear. Wynchurch Walk has consistently been a popular street that provides easy access to the host of amenities on offer, from Forestside Shopping Centre, leading schools, transport links, and all the cafés, restaurants and entertainment facilities of the Ormeau Road. An excellent home in a great location.

- Extended semi detached home
- Either 1 or 2 reception rooms
- Fitted kitchen
- Double glazed windows
- Detached garage
- Adaptable accommodation 3 / 4 bedrooms
- Extended large shower room & additional ground floor shower suite
- Gas central heating
- Off street parking to the front and side
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	

### The accommodation comprises

Pvc double glazed front door leading to the entrance hall

### Entrance hall



Laminate flooring, under stairs storage.

### Lounge 13'8 x 13'5 (4.17m x 4.09m)



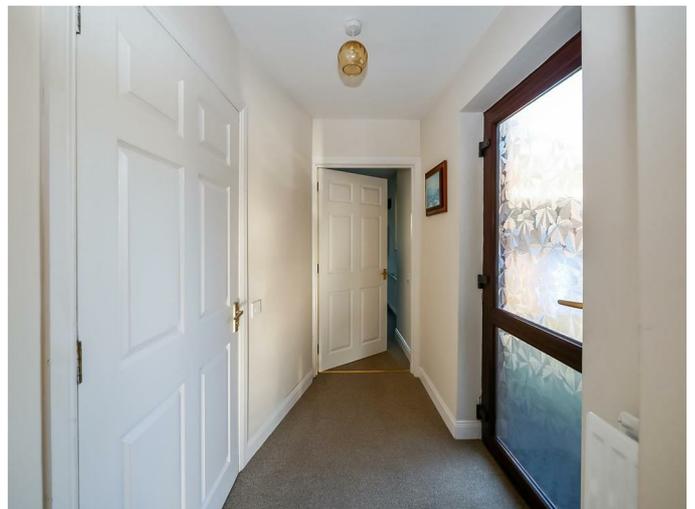
Laminate flooring, marble fireplace and raised hearth.

### Kitchen 10'2 x 7'1 (3.10m x 2.16m)



Range of high and low level units, single drainer sink unit with mixer taps, part tiled walls, 4 ring hob and under oven, fridge freezer space.

### Rear hallway



### Shower room 13'1 x 6'1 (3.99m x 1.85m)



Comprising walk in corner shower cubicle,

Sirrus shower, low flush w/c, wash hand basin, extractor fan, roof window.

Lounge / bedroom 4 11'7 x 10'9 (3.53m x 3.28m)



Double glazed French doors, roof window.

Additional lounge / bedroom 4 image



Ground floor shower room 6'7 x 6'2 (2.01m x 1.88m)



Comprising corner shower cubicle with chrome thermostatically controlled shower, low flush w/c, pedestal wash hand basin, part tiled walls, extractor fan, tiled floor.

1st floor

Landing, access to the roof space.

Bedroom 1 12'3 x 11'8 (3.73m x 3.56m)



**Bedroom 2 11'8 x 8'2 (3.56m x 2.49m)**



**Bedroom 3 9'5 x 6'4 (2.87m x 1.93m)**



Built in storage with hot press.

**Outside**



Tarmac driveway with ample off street parking to the front and side, leading to the detached garage.

**Detached garage 19'1 x 9'7 (5.82m x 2.92m)**

Up and over door, light and power, plumbed for washing machine, gas boiler.

**Front gardens**



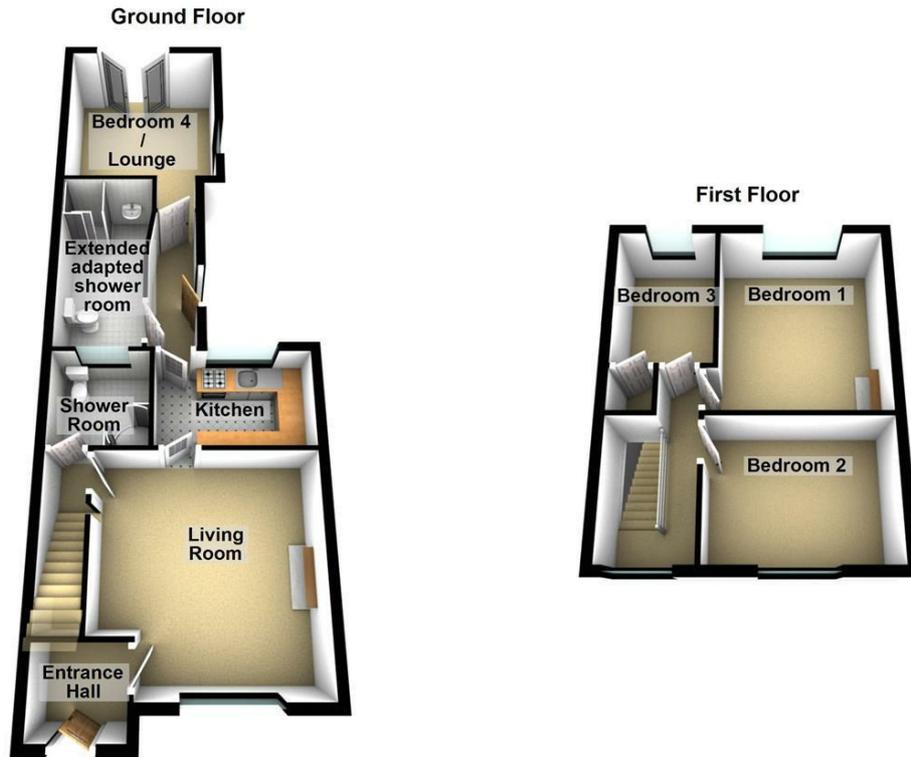
Flower beds with a range of plants, trees and shrubs.

**Rear garden**

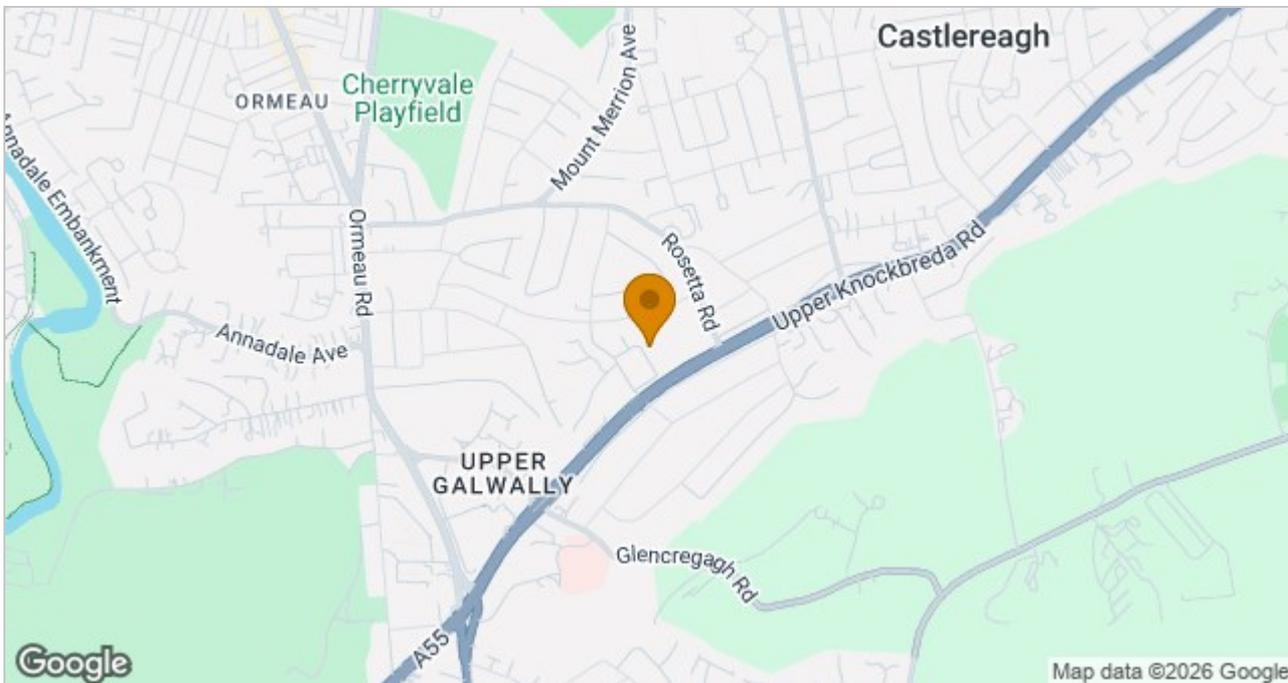


Low maintenance garden to the rear with small patio area, flower beds with a range of plants, trees and shrubs.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark