

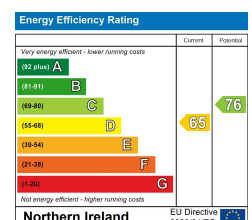


## 38 Wynchurch Road, Rosetta, Belfast, BT6 0JH

**Asking Price £285,000**

Wynchurch Road is off Rosetta Road and provides easy access to transport links to most parts of the City, Forestside Shopping Centre and leading schools both primary and post primary. The Ravenhill and Ormeau area is within walking distance with independent shops and cafés joining established names and as many local clubs and sports groups as you could wish for. Green, open spaces include Ormeau Park and Cherryvale Playing Fields, where park runs, and outdoor social events are a regular feature. For sporting enthusiasts, the Ulster Rugby stadium, Ormeau and Belvoir Park Golf Clubs are all close by. Internally the property comprises three good sized bedrooms, lounge to front and extended kitchen dining, living area to the rear and white bathroom suite on the first floor. Outside there is front and side garden laid in lawn, a driveway with ample parking leading to a detached garage and enclosed paved patio area to the rear. An excellent home in a great location.

- Extended Semi Detached Home
- Lounge To The Front
- White Bathroom Suite
- Double Glazed
- Attached Garage
- Three Bedrooms
- Extended Kitchen/Dining/Living To The Rear
- Gas Heating
- Driveway With Ample Parking
- Side Gardens Laid In Lawn & Enclosed Rear Patio Area







**Entrance Hall**



Pvc glass panelled front door with side panels to entrance hall. Laminate flooring.



**Lounge 12'2 x 11'1 (3.71m x 3.38m)**



**Kitchen/ Dining / Living 18'6 x 18'5 (5.64m x 5.61m)**



(at widest points) Full range of high and low level units, wooden effect work tops, Built in 4 ring hob, under oven, single dainer stainless steel sink unit with mixer taps. Double doors to rear patio area.







**First Floor**

**Bedroom One 11'7 x 10'1 (3.53m x 3.07m)**



Laminate flooring.



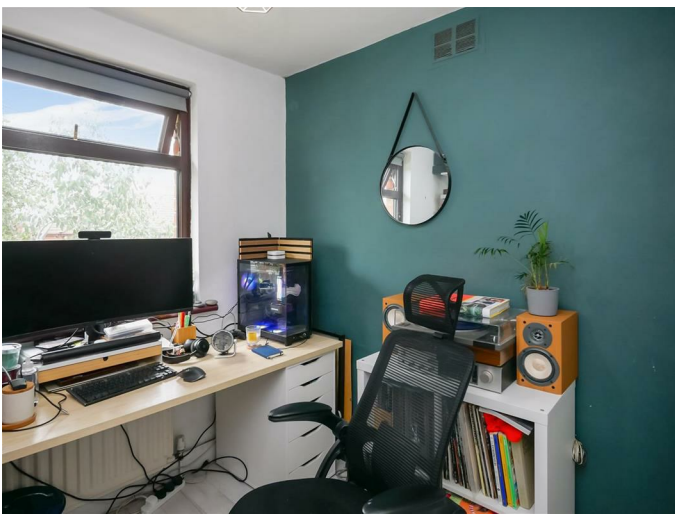
**Bedroom Two 11'4 x 9'9 (3.45m x 2.97m)**



Laminate flooring.



**Bedroom Three 8'3 x 8'0 (2.51m x 2.44m)**



Built in robe. Laminate flooring.

### White Bathroom Suite



Comprising panelled bath with mixer taps with hand shower, pedestal wash hand basin, low flush w.c Part tiled wall with mosaic detailing.  
Tiled flooring.

### Landing

Access to roof space via fold down ladder. Floored for storage.

### Outside Front



Driveway with parking leading to attached garage  
Front and side gardens laid in lawns bordered by mature hedging.

### Attached Garage 18'2 x 11'4 (5.54m x 3.45m)

Light and power. Plumbed for washing machine.



## Outside Rear

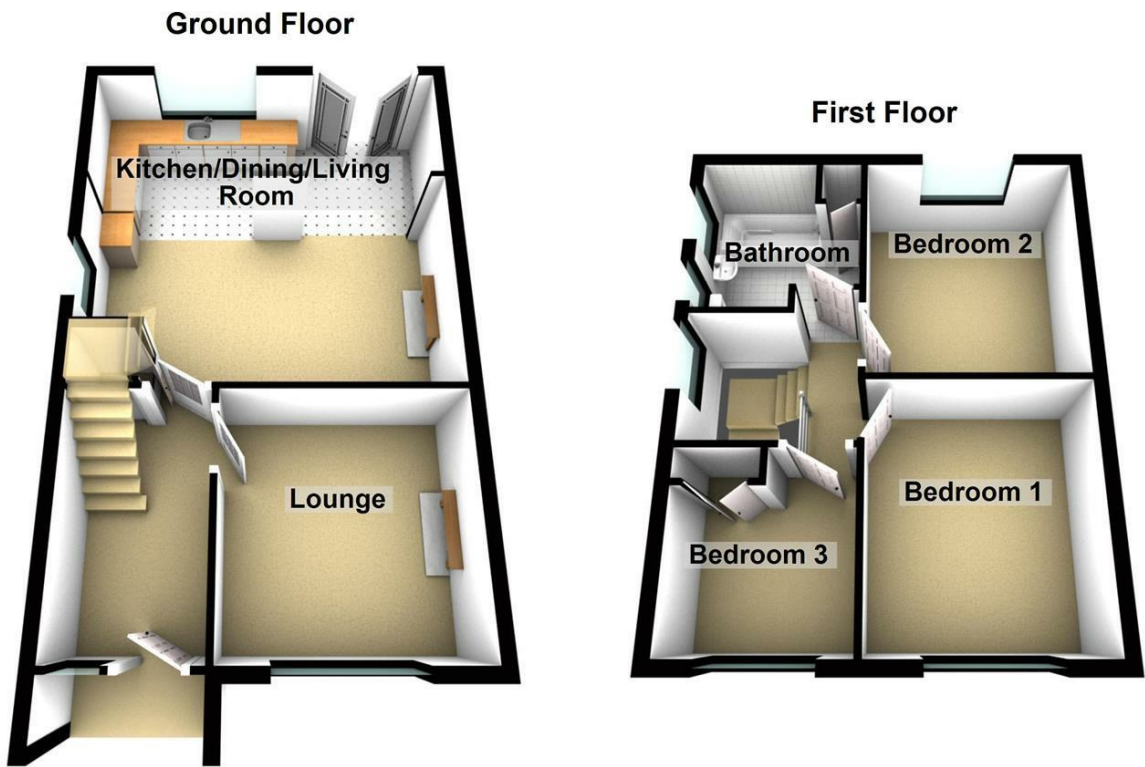


Enclosed patio area to rear bordered by timber fencing.

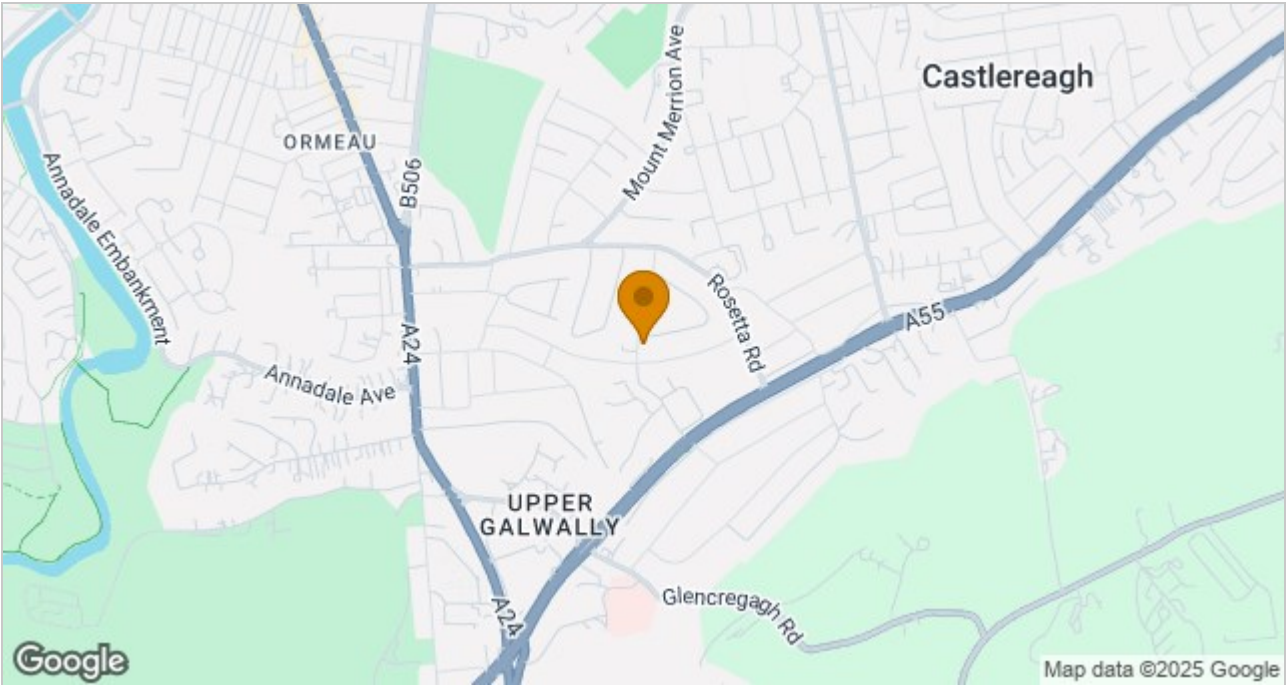




Floor Plan



Area Map



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