



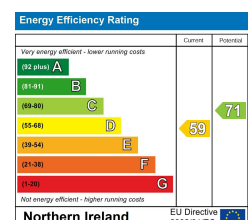
50 Wynchurch Park, Rosetta, Belfast, BT6 0JN

Asking Price £349,950

Wynchurch Park is situated in the heart of Rosetta and offers convenience to the local cafes, restaurants and entertainment facilities of the Ormeau Road as well as the local schools and green spaces. Internally this home has been extended on the ground floor to the rear, creating a larger reception room and kitchen, whilst retaining the original size reception room to the front whilst having the added bonus of a downstairs w/c.

Upstairs there are three bedroom and new bathroom suite with separate shower cubicle. Outside a driveway with ample parking leads to a newly constructed detached garage and enclosed rear garden that capture the afternoon sun. An excellent home in a great location.

- Extended Semi Detached Home
- Two Plus Reception Rooms
- Downstairs W/C
- Oil heating
- With Ample Parking Detached Garage Enclosed Rear Garden
- Three Bedrooms
- Extended Shaker Style Fitted Kitchen
- New White Bathroom Suite With Separate Shower
- Double Glazed Driveway



Entrance Hall



Open entrance porch.
Upvc glass panelled front door to entrance hall, laminate flooring.

Downstairs W/C



Low flush w/c and sink unit.

Lounge 13'0 x 11'2 (3.96m x 3.40m)



Into Bay.
Tiled fire place.

Extended Living Room 20'0 x 11'3 (6.10m x 3.43m)



Shaker Style Kitchen 15'5 x 8'0 (4.70m x 2.44m)



Range of high and low level built-in units, formica work surfaces, single drainer stainless steel sink unit with mixer taps, built-in 4 ring hob, stainless steel over head extractor fan, Smeg oven, part tiled walls.

First Floor

Bedroom One 12'8 x 9'1 (3.86m x 2.77m)



Built-in bedroom furniture.

Bedroom Two 12'1 x 11'7 (3.68m x 3.53m)



Bedroom Three 9'2 x 9'0 (2.79m x 2.74m)



Built-in storage.

New Bathroom Suite



Comprising panelled bath with mixer taps and hand shower, wash hand basin with mixer taps and storage below, low flush w/c.
Separate corner shower cubicle with Triton shower unit, anthracite heated towel rail, hot press, part tiled walls, tiled floor.

Outside Front

Front gardens laid in lawns.

Driveway with ample parking leading to detached garage.

Detached Garage 19'4 x 10'8 (5.89m x 3.25m)

Roller door light and power.

Outside Rear



Enclosed rear gardens, range of plants trees and shrubs.
PVC oil tank.

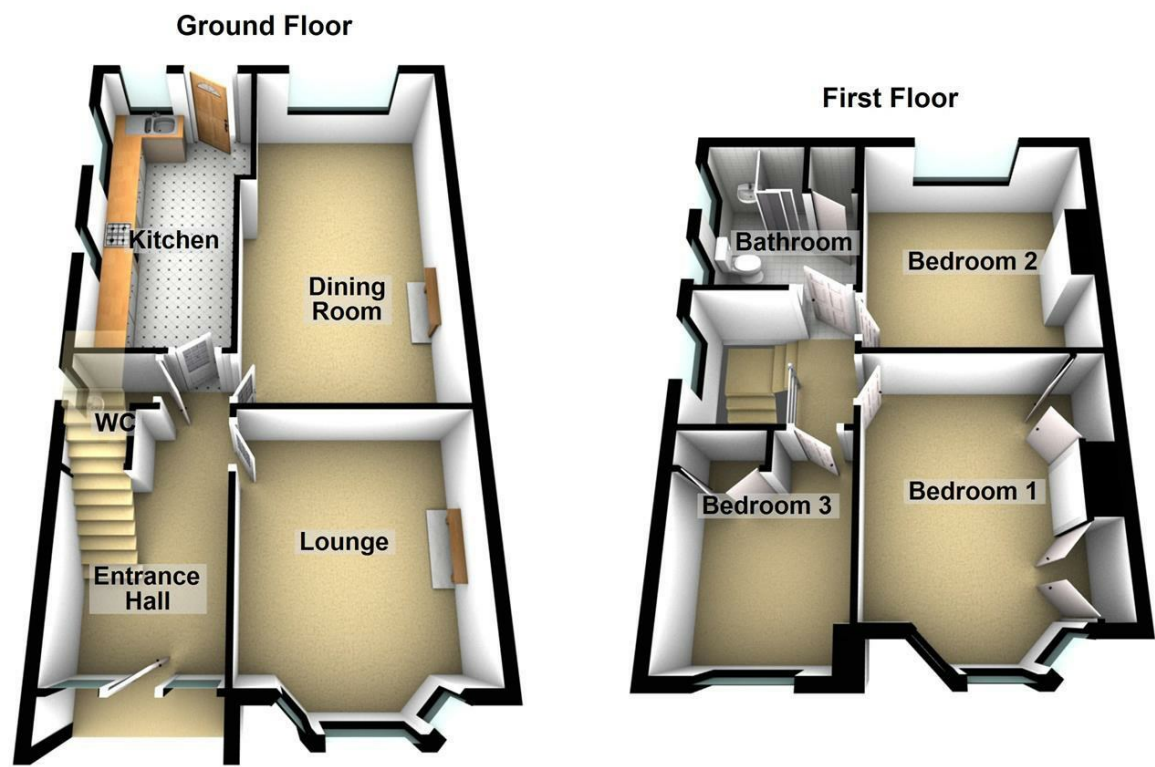
Please Note

Garage and driveway new in 2023.

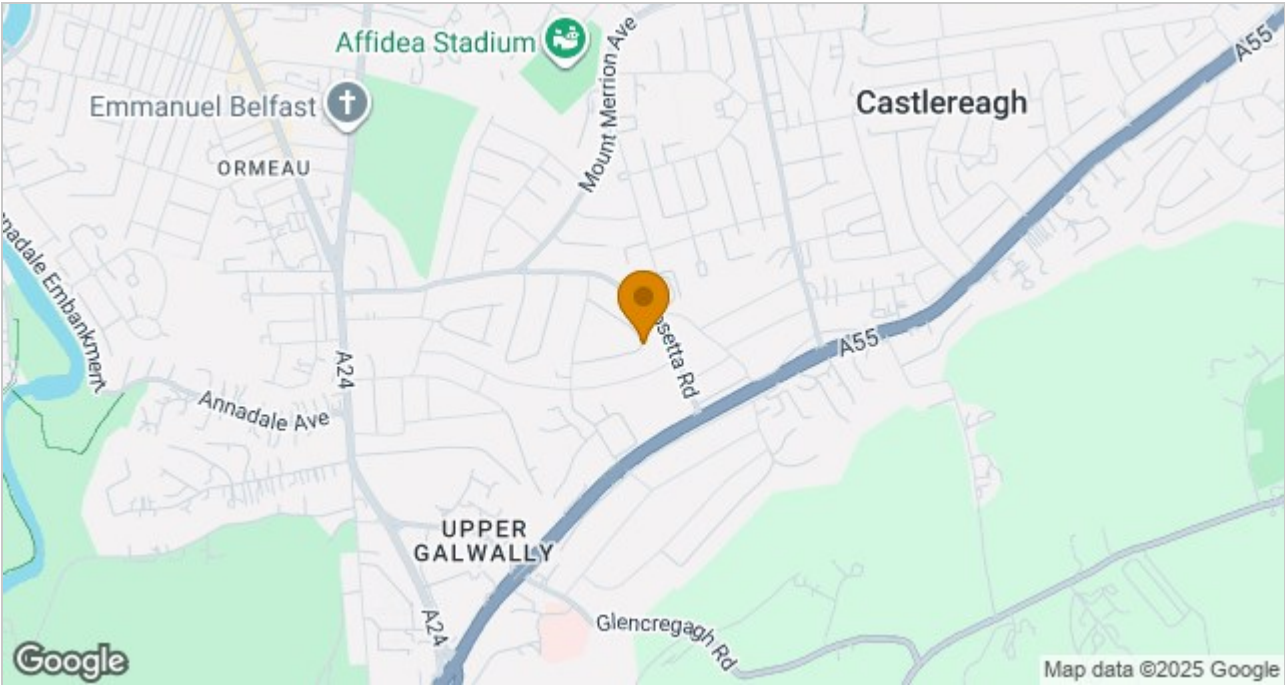
Wiring upgrade 2025 up to current legislation requirements,

New oil tank, pipes and boiler 2024.

Floor Plan



Area Map



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