



13 Wynchurch Avenue, Rosetta, Belfast, BT6 0JP

Asking Price £325,000

Wynchurch has consistently been a popular location that provides easy access to leading schools, both primary and post primary, Lesley Forestside, transport links, and all the cafés, restaurants and entertainment facilities of the Ormeau Road.

Internally, the accommodation comprises lounge to the front, extended living / dining room and kitchen to the rear and downstairs w/c.

Upstairs there are three good sized bedrooms, modern shower suite and separate toilet. The property also benefits from a gas fired central heating system, double glazing, driveway with parking that leads to detached garage and enclosed rear garden that captures the afternoon sun.

An excellent well maintained home in a superb location.

- Extended Semi Detached Home
- Lounge With Bay Window To Front
- Extended Kitchen
- Shower Suite On The First Floor
- Driveway With Parking Leading To Detached Garage
- Three Good Sized Bedrooms
- Extended Lounge / Dining
- Downstairs w/c
- Gas Heating/Double Glazed
- Enclosed Rear Gardens Laid In Lawns

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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		69	76

EU Directive 2002/91/EC

The Accommodation Comprises



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

Down-stairs w.c



Sink unit. Low flush w.c

Lounge 14'2 x 12'3 (4.32m x 3.73m)



(into bay) Cast iron fireplace with wooden surround, slate hearth.

Extended Living / Dining Room 21'2 x 10'4 (6.45m x 3.15m)



Oak flooring. Pvc double doors to garden.

Extended Kitchen 18'0 x 9'7 (5.49m x 2.92m)



Full range of high and low level units, Formica work surfaces, built in hob and stainless steel overhead extractor fan, double oven, single drainer 1 1/4 bowl sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Tiled flooring.

First Floor

Bedroom One 15'0 x 8'4 (4.57m x 2.54m)



(into bay) Laminate flooring. Triple mirrored sliding robes.

Bedroom Two 12'6 x 10'2 (3.81m x 3.10m)



Bedroom Three 9'5 x 7'4 (2.87m x 2.24m)



White Bathroom Suite



Large walk in shower cubicle with glazed partition and chrome shower unit with drench head attachment, wash hand basin with mixer taps, Hot-press housing gas boiler.

Separate w.c

Low flush w.c

Landing

Access to the roof space via fold down ladder.

Outside Front

Front garden laid in lawns.

Driveway with parking leading to refabricated garage.

Detached Pre-fabricated Garage 17'1 x 8'8 (5.21m x 2.64m)

Roller door. Light and power.

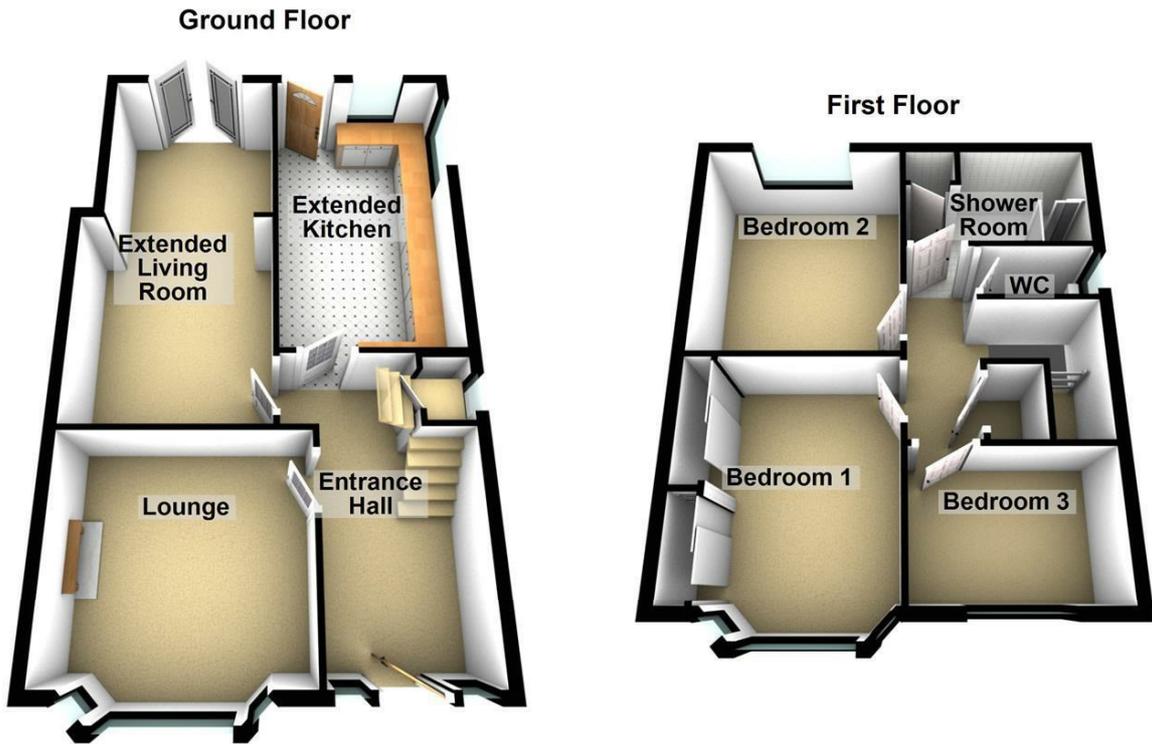
Outside Rear



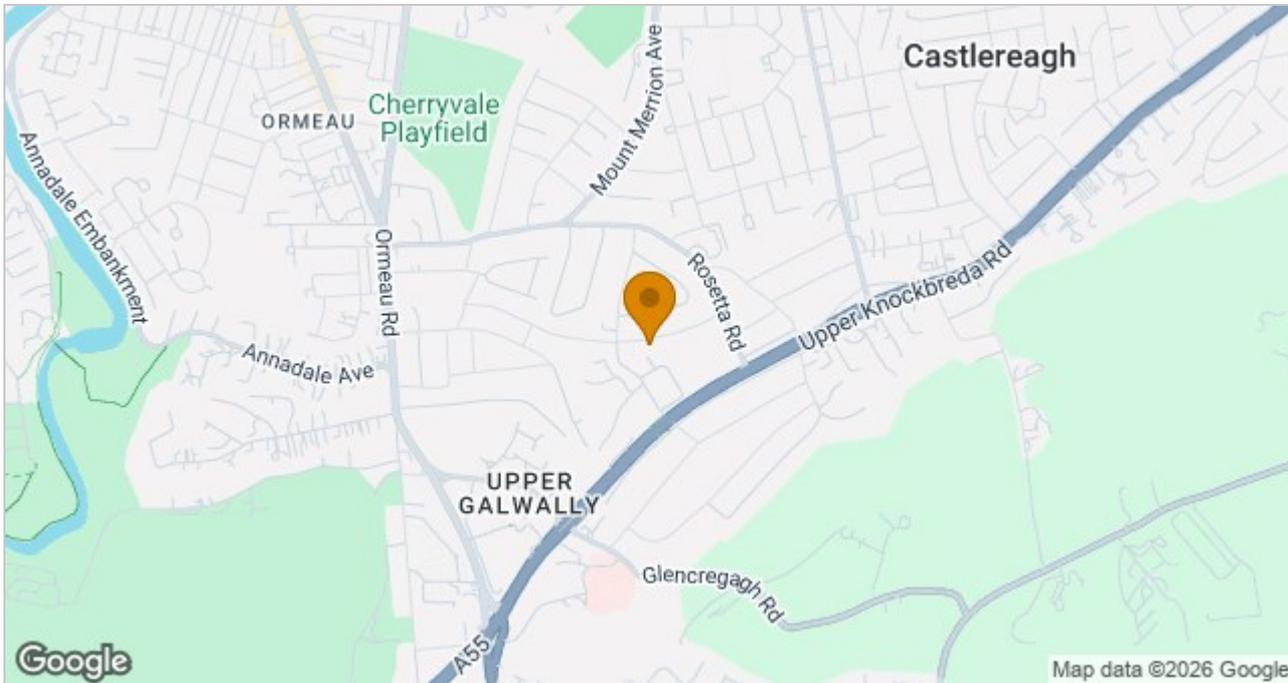
Access from the extended living room and kitchen to southerly facing patio area and garden laid in lawn. Additional loose stone area to rear of garden.



Floor Plan



Area Map



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