



## 15 Wynchurch Road., Rosetta, Belfast, BT6 0JH

**Asking Price £395,000**

Wynchurch Road is a popular residential address in the heart of Rosetta, offering convenience to Forestside Shopping Centre, leading schools, both primary and post primary, transport links into and out of the City, as well as all the cafés and restaurants on the Ormeau Road.

The property itself benefits from a double storey extension to the rear transforming the original layout creating a fantastic kitchen, dining, living to the rear, an original reception to the front and downstairs toilet. Upstairs there are three bedrooms, principle (22'4 x 10'6), a large bathroom suite with a separate shower and developed roof space for storage.

In addition the property has been updated with oil heating system and double glazing. Outside, there is a driveway with ample parking leading to a detached garage and an enclosed rear garden that has been flagged for ease of maintenance that captures the afternoon and early evening sun.

A fantastic home in a great location.

- Extended Semi Detached Home
- Lounge To The Front
- Downstairs w/c
- Three Excellent Bedrooms
- Kitchen/Dining/Living To The Rear
- Large Bathroom Suite With Separate Shower
- Developed Roof Space For Storage
- Oil Heating / Double Glazing
- Driveway With Ample Parking Leading To Detached Garage
- Enclosed Patio Area To Rear

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		63	71

EU Directive 2002/91/EC



### Entrance Hall



Composite front door to entrance hall. Tiled flooring.

### Downstairs w.c

Sink unit with mixer taps. low flush w.c

### Lounge 11'9 x 12'1 (3.58m x 3.68m)



Cornice ceiling. Granite fireplace with decorative surround and tiled hearth. Pvc doors to kitchen/dining/living.

### Fitted Kitchen/Living/Dining 23'2 x 20'6 (7.06m x 6.25m)



(at widest points) Full range of high and low level handleless units, granite worktops, overhead 'Airford' extractor fan, oven and warming drawer, plumbed for American fridge freezer.

Centre island housing single drainer 1 1/4 bowl stainless steel sink unit with swivel mixer taps and boiling water tap, Tiled flooring.

Cast iron wood burning stove to living area. Spot-lights. Pvc patio doors with glazed side panels providing access to rear garden/patio.

### First Floor

### Bedroom One 22'4 x 10'6 (6.81m x 3.20m)



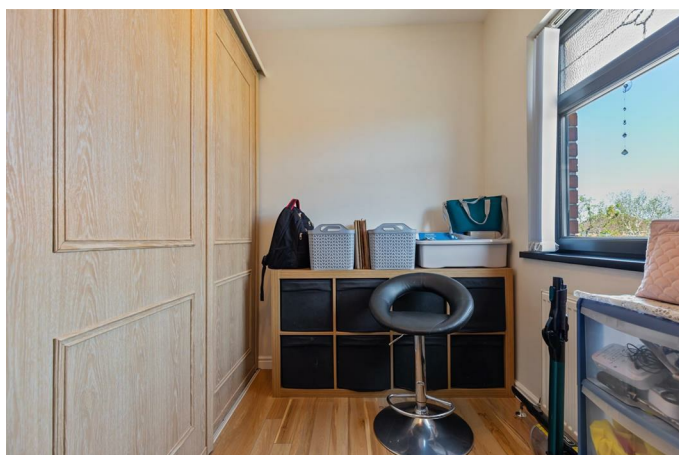
Laminate flooring.

### Bedroom Two 12'4 x 10'7 (3.76m x 3.23m)



Laminate flooring.

### Bedroom Three 9'6 x 7'5 (2.90m x 2.26m)



Built in robes.

### Large White Bathroom Suite 16'0 x 9'5 (4.88m x 2.87m)



Comprising white panelled Jacuzzi bath with mixer taps, large walk in shower cubicle, twin sink units, with wall mounted illuminated vanity unit with storage below, low flush w.c Spotlights. Heated chrome towel rail. Fully tiled walls. Tiled flooring.

### Landing

Built in storage.

### Stairs to developed roofspace 15'4 x 11'6 (4.67m x 3.51m)



Floored with light and power. Skylight window. Storage into eaves.

### Outside Front

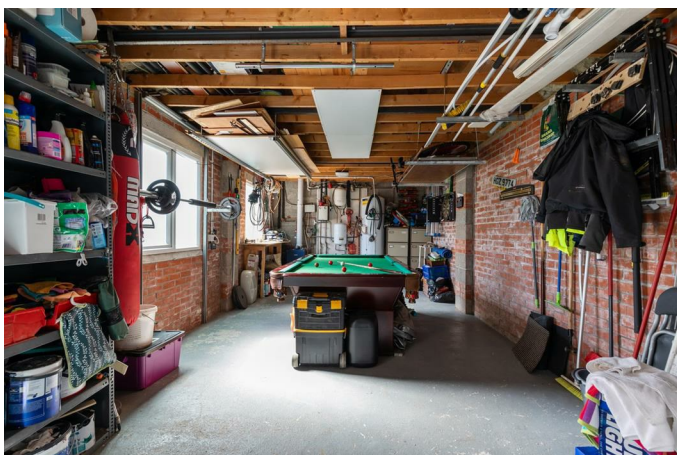
Composite driveway with ample parking leading to detached garage..

### Outside Rear



Large enclosed westerly facing flagged patio area. Bordered by timber fencing that captures the afternoon sun. Wooden garden room, pvc glass glass panelled doors.

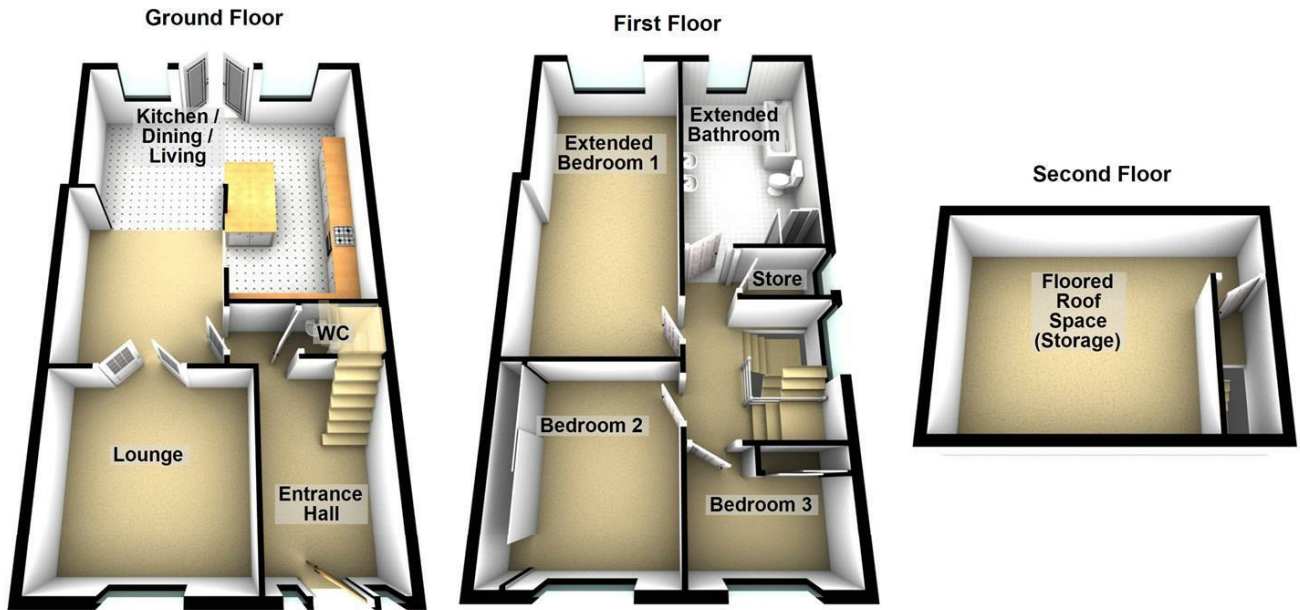
### Detached Garage 27'6 x 12'1 (8.38m x 3.68m)



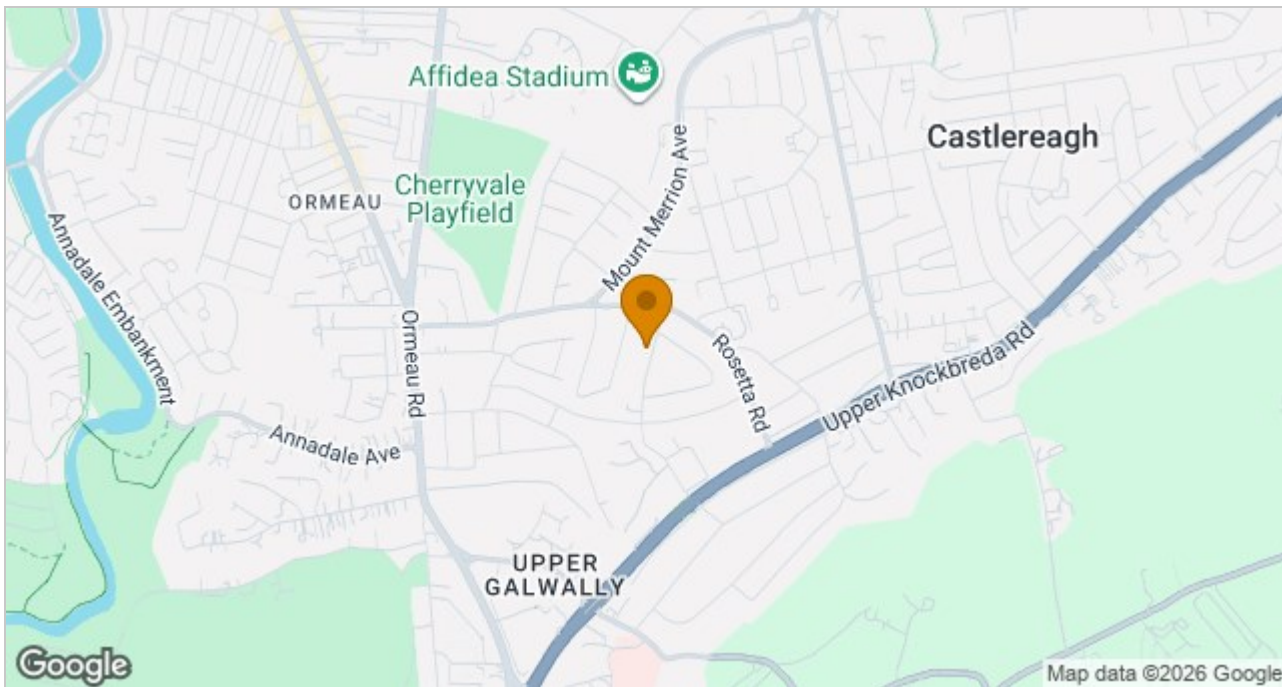
Roller door with light and power. Housing oil boiler.



## Floor Plan



## Area Map



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