



This excellent, extended semi-detached home is set in a highly desirable residential area of South East Belfast, conveniently located close to a range of leisure, shopping facilities and well-regarded primary and secondary schools making it an appealing choice for many buyers.

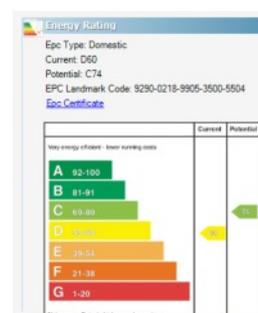
The ground floor offers a generously sized reception room, ideal for relaxing or entertaining, along with a modern, open-plan kitchen, living and dining area that creates a bright and sociable space. Upstairs, there are three well-proportioned bedrooms, each offering comfortable accommodation, as well as a neatly presented family bathroom.

The property further benefits from PVC double glazing windows, Worcester gas fired central heating, and a raised paved patio area. The front features ample driveway parking alongside a well-kept lawn.

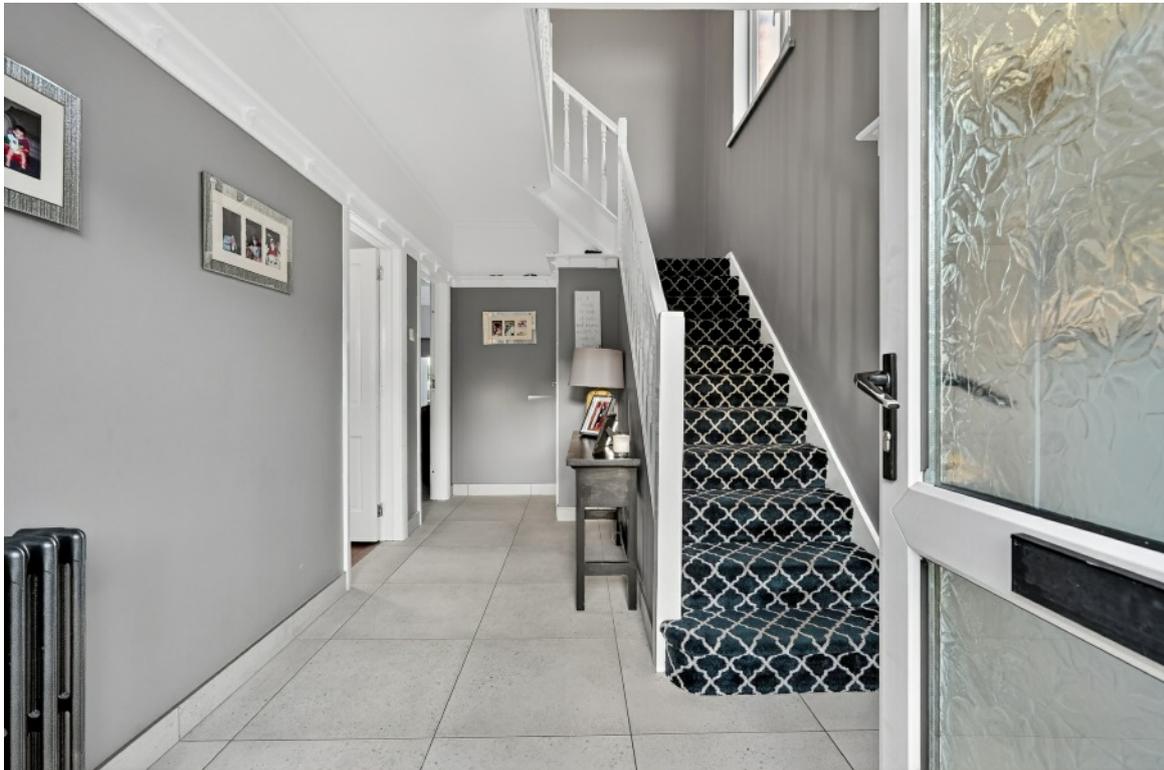
Offers Over
£335,000

52 Wynchurch Avenue,
BELFAST,
BT6 0JQ

Viewing by
appointment
through agent
028 9066 3030



- A beautifully presented semi-detached home in a highly desirable residential area
- A spacious living room featuring a bay window and an elegant fireplace
- Beautifully extended family kitchen–dining–living area with a stylish modern fitted kitchen
- Three generously sized bedrooms
- Modern family bathroom
- Large rear garden with an elevated paved patio area
- Private driveway with parking space and a neatly kept lawn
- uPVC framed double glazed windows
- Gas fired central heating
- Conveniently located near Forestside Shopping Centre, local restaurants, and a wide selection of primary and secondary schools



The Property Comprises:

Ground Floor

uPVC double glazed front door and side light to:

RECEPTION HALL: Porcelain tiled floor. Cloaks and storage area under stairs.

LIVING ROOM: 12' 10" x 11' 2" (3.91m x 3.4m) (measurement into bay window). Solid wood strip flooring, timber surround fireplace with cast iron and tiled inset, tiled hearth, cornice ceiling, ceiling rose.



KITCHEN/LIVING/DINING: 19' 8" x 18' 6" (5.99m x 5.64m) (at widest points). Excellent modern fully fitted kitchen with excellent range of high and low level units, laminate work surfaces, integrated four ring induction hob with extractor fan above, stainless steel sink with mixer tap, integrated dishwasher, built-in high level double oven, integrated washing machine, porcelain tiled floor, low voltage spotlights. Dual aspect windows with outlook to rear garden. PVC double glazed French doors to garden. Open to living/dining area with timber surround fireplace, cast iron and tiled inset, granite hearth, Velux window.



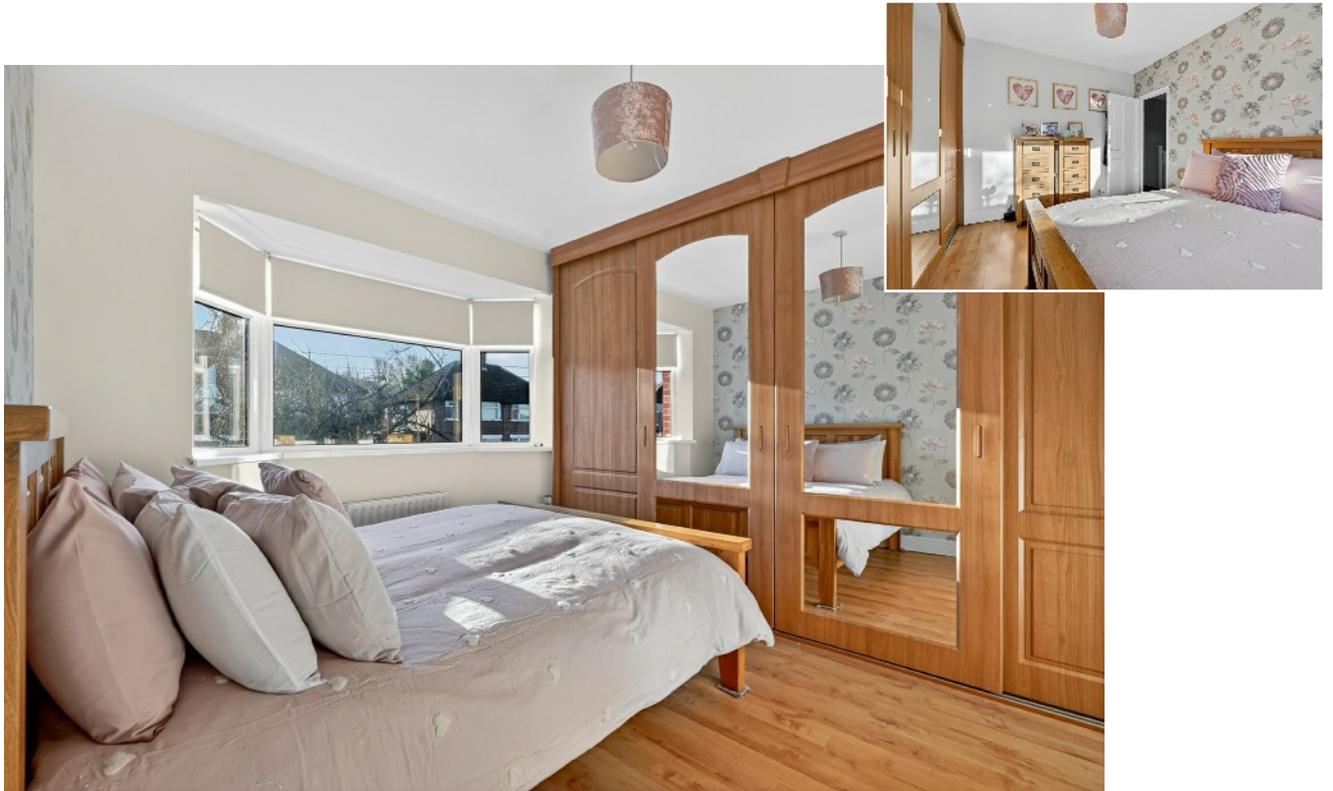
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First Floor

LANDING: Access to roofspace.

BEDROOM (1): 12' 9" x 9' 2" (3.89m x 2.79m) (Measurements into bay). Laminate wooden floor. Extensive range of wall-to-wall built-in robes with mirror fronted sliding doors.



BEDROOM (2): 11' 9" x 9' 0" (3.58m x 2.74m) Laminate wooden floor. Extensive range of wall-to-wall robes with sliding doors.



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BEDROOM (3): 9' 2" x 7' 9" (2.79m x 2.36m) Built-in robe with mirror fronted sliding doors.



SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer taps, walk-in shower with chrome overhead shower unit, additional shower attachment, porcelain tiled floor, fully tiled walls, chrome heated towel rail. Access to fully floored roofspace via Slingsby type ladder, built-in gas fired boiler, Velux window.



Outside

FRONT: Driveway with off-street parking, front garden laid in lawns.

ENCLOSED REAR GARDEN: Enclosed rear garden with raised paved patio area, ideal for barbecues and outdoor entertaining. Additional paved area. Garden shed. PVC fascia and soffit boards.

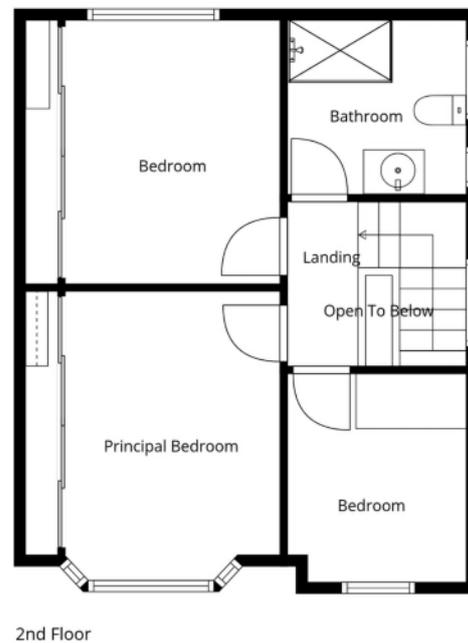


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Location:

From the Ormeau Road, turn into Rosetta Park, continue for about half a mile, then turn right onto Wynchurch Avenue.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
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