



## 8 Wynchurch Road, Belfast, BT6 0JH

**Asking Price £359,950**

Wynchurch Road is a popular residential location within Rosetta and provides easy access via transport links to most parts of the City, Forestside Shopping Centre and leading schools both primary and post primary. The Ravenhill & 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 and Ormeau and Belvoir Park Golf Clubs are all close by.

The property is positioned on a large corner site which enabled the vendors to do a double storey extension to the side running front to back creating fantastic well proportioned accommodation, comprising four bedrooms, master with en-suite and bathroom suite on first floor. On the ground floor there are three separate reception rooms and fitted kitchen with casual dining area.

Outside the property benefits from a tarmac driveway to the front and side and enclosed rear garden with water feature.

- Extended Semi Detached Home
- Three Reception Rooms
- Cream Bathroom Suite
- Double Glazed
- Additional Tarmac Area to Side
- Four Bedrooms, Master With En-Suite
- Fitted Kitchen/Dining
- Gas Heating
- Tarmac Driveway With Ample Parking
- Enclosed Rear Garden with Patio And Water Feature

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		65	74
Northern Ireland		EU Directive 2002/91/EC	



## Entrance



Glass panelled front door to entrance hall. Semi solid wooden flooring. Under-stairs storage. Additional cloakroom storage.

## Lounge 15'9 x 10'6 (4.80m x 3.20m)



Marble fire-place with marble inset, wooden surround, housing an open fire. Semi solid wooden flooring.

## Living Area 15'5 x 10'8 (4.70m x 3.25m)



Semi solid wooden flooring. Spot-lights.

## Dining Room 12'6 x 10'7 (3.81m x 3.23m)



Semi solid wooden flooring.

## Kitchen/Dining 20'10 x 10'0 (6.35m x 3.05m)



Full range of high and low level units, stainless steel 1 1/2 bowl sink unit with mixer taps. Built in 4 ring hob, eye level oven with microwave combi oven above. Stainless steel overhead extractor fan. Integrated fridge freezer. Plumbed for dishwasher. Plumbed for automatic washing machine.

Spot-lights. Double pvc doors to garden. Semi solid wooden flooring.

## First Floor



### Bedroom One 19'6 x 10'9 (5.94m x 3.28m)



Floorboards sanded and stained. Spotlights. Walk in wardrobe.

### En-suite



Corner shower with Mira power shower unit, pedestal wash hand basin with mixer taps, low flush w.c Fully tiled walls. Spotlights.

### Bedroom Two 12'5 x 10'6 (3.78m x 3.20m)



Laminate flooring.

### Bedroom Three 12'4 x 9'4 (3.76m x 2.84m)



Laminate flooring. Built in storage.

### Bedroom Four 8'5 x 7'9 (2.57m x 2.36m)



Laminate flooring.



### **Cream Bathroom Suite**



Comprising panelled bath with mixer taps, Triton electric shower unit above, pedestal wash hand basin. Fully tiled walls.

### **Separate w.c**

Low flush w.c

### **Landing**

Access to the roof space, velux window. Hot-press.

### **Outside Front**

Tarmac driveway with ample parking to front and side.

### **Outside Rear**



From kitchen, access is provided to flagged patio area, south east facing. Enclosed side garden area with storage shed. Rear gardens in lawn incorporating small pond/water feature. Bordered by timber fencing. Storage facility housing gas boiler.

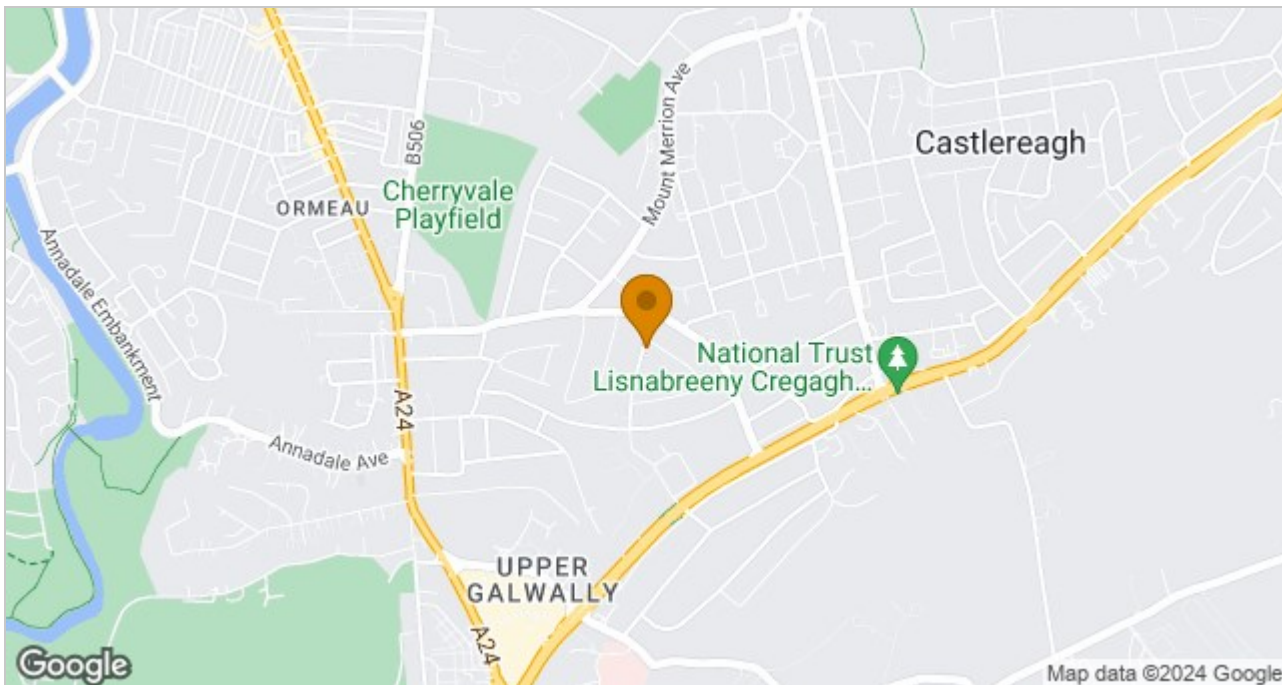


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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