



## 109 Wynchurch Road, Rosetta, Belfast, BT6 0JJ

**Asking Price £237,500**

Conveniently located near Forestside Shopping Centre, you'll have easy access to a variety of shops, restaurants, and entertainment options. The proximity to leading schools makes this property ideal for families with children. Additionally, Ormeau Road is nearby, offering a vibrant atmosphere with trendy cafes and boutiques.

Transport links are excellent, providing quick and easy access to the city centre and beyond. Whether you prefer to drive or use public transport, you'll find commuting a breeze from this location.

Internally the property comprises two reception rooms and extended kitchen on the ground floor, with three bedrooms and bathroom suite on the first floor, with a permanent staircase to the roof space (for storage).

Outside this property really comes in to its own with front gardens laid in lawns and large side garden that runs the full length of the plot adding superb potential to extend or add garden room / home office or larger garage/ store.

An excellent home with superb potential.

- Excellent Semi Detached Home
- Two Separate Reception Rooms
- Aluminium Window Frames
- Extensive Side Garden
- Three Bedrooms
- Gas Heating System
- Detached Garage
- Popular Residential Area

Energy Efficiency Rating		Current	Potential
(92 plus)	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			

EU Directive 2002/91/EC

## Entrance Hall



Glass panelled front door with glazed side panels to entrance hall. Wood striped flooring. Under-stairs storage.

## Lounge 12'4 x 10'9 (3.76m x 3.28m)



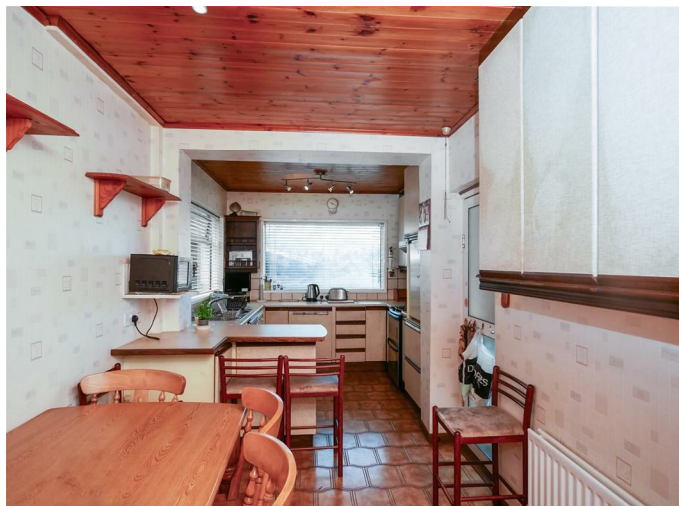
Timber flooring. Sliding doors to:

## Living Room 12'2 x 10'5 (3.71m x 3.18m)



Timber flooring continued.

## Kitchen/Dining 20'4 x 9'3 (6.20m x 2.82m)



Full range of high and low level units, Formica work surfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine,. Tiled flooring. Part tiled walls. Tongue and groove ceiling. Access to lean to. Storage facility.



## First Floor

**Bedroom One 11'4 x 8'6 (3.45m x 2.59m)**



**Wall to wall mirrored sliding robes.**

**Bedroom Two**



**Built in robes.**

**Bedroom Three 7'7 x 6'4 (2.31m x 1.93m)**



**Built in bedroom furniture.**

### Coloured Bathroom Suite



Coloured bathroom suite comprising corner bath, pedestal wash hand basin with separate shower cubicle with shower unit.  
Hot-press housing gas boiler.

### Landing

Access to roofspace via permanent staircase. Floored with skylight.

### Outside Front

Front garden. Driveway with ample parking. Large side garden. Exterior gardens to side.  
Converting to room with w.c and sink unit.  
Carport to the side.

### Detached Garage

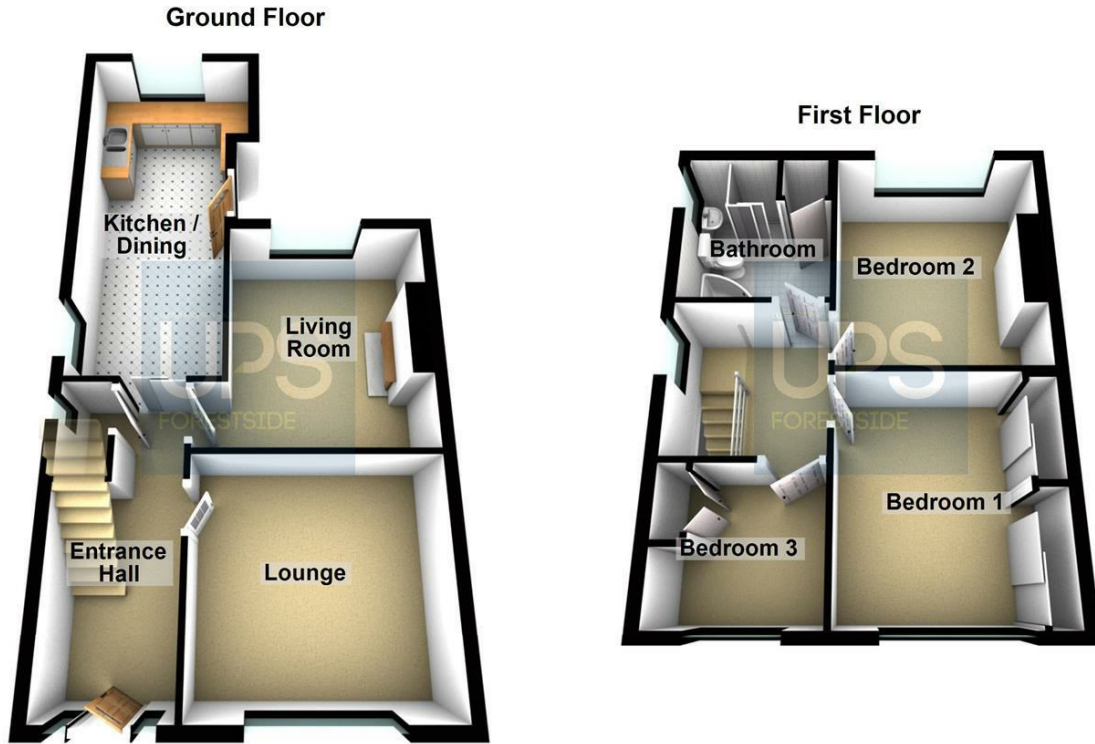
### Outside Rear



Garden room. Patio area to the rear.

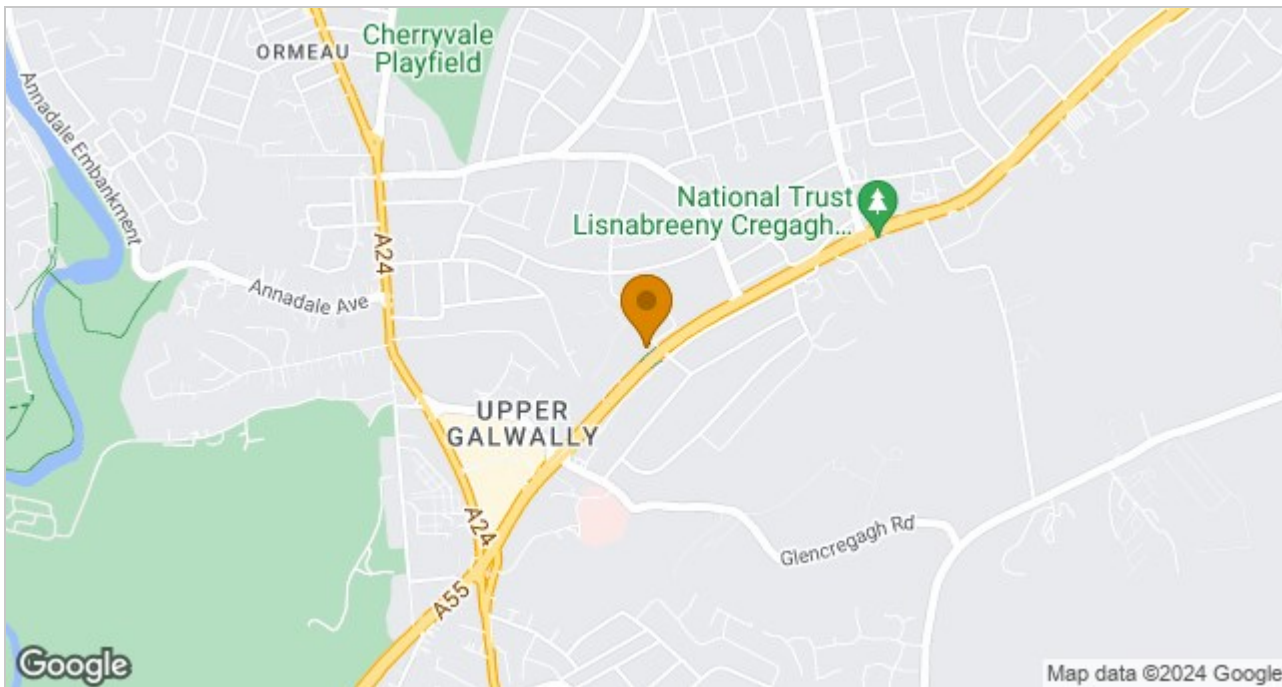


## Floor Plan



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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