



## 59 Wynchurch Avenue, Rosetta, Belfast, BT6 0JP

**Asking Price £269,950**

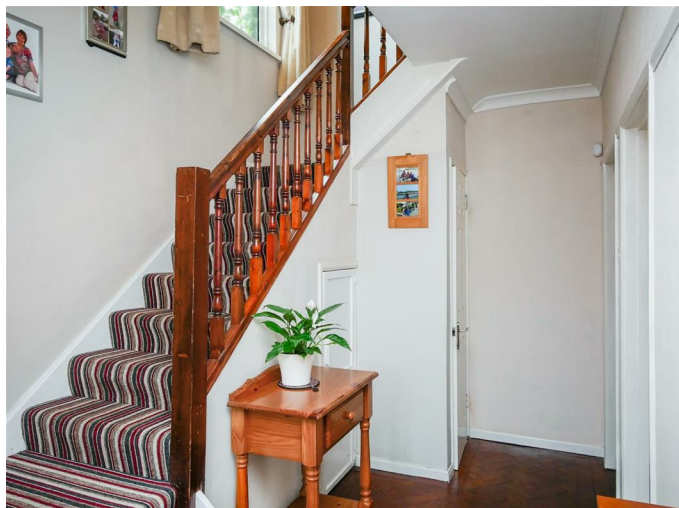
Rosetta Road & Wynchurch Avenue is just off the Upper Knockbreda Road in Rosetta and provides easy access to transport links to most parts of the City, Forestside Shopping Centre and leading schools both primary and post primary. The Ravenhill & Ormeau area is within walking distance with independent 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. Internally the property comprises three good sized bedrooms, lounge to the front, extended living / dining area to rear, modern shaker style fitted kitchen, downstairs w/c and white bathroom suite on first floor. Outside there are front and side gardens laid in lawns bordered by mature hedging, a driveway with ample parking to the side leading to a detached garage and enclosed rear garden with paved patio area.

An excellent home in a great location.

- Extended Semi Detached Home On Corner Site
- Two Plus Reception Rooms
- Downstairs W/C
- Gas Heating / Double Glazing
- Driveway With Ample Parking
- Three Good Sized Bedrooms
- Modern Fitted Kitchen
- White Bathroom Suite on First Floor
- Mature Gardens Front, Side & Rear
- Detached Garage

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		70	75
(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



Hardwood front door to entrance hall. Solid wooden flooring in herringbone style. Cloakroom.

## Down-stairs w.c

Built in sink unit with mixer taps, low flush w.c Fully tiled walls. Tiled flooring.

## Lounge 13'3 x 11'2 (4.04m x 3.40m)



(into bay) Frieplace with wooden surround, tiled inset. Solid wooden flooring in herringbone style continued from hallway.



Living Room / Dining 21'7 x 11'4 (6.58m x 3.45m)



Hole in the wall fire-place with cast iron wood burning stove. Double sliding doors to garden.





## Kitchen / Dining



Full range of high and low level shaker style units, wood effect worktops, built in 5 ring gas hob, stainless steel overhead extractor fan. single drainer stainless sink unit with mixer taps, double oven. Fully tiled walls. Spot-lights.



## First Floor

Bedroom One 13'0 x 11'4 (3.96m x 3.45m )



? Built in furniture.



**Bedroom Two 12'2 x 11'6 (3.71m x 3.51m)**



**Bedroom Three 9'5 x 8'3**  
9at widest points) Double sliding robes.

## White Bathroom Suite



Comprising panelled bath with mixer taps, chrome shower unit above, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring. Heated chrome towel rail.

## Landing

Access to roof space via fold down ladder. Storage under eaves. Light and power. Skylight window.

## Outside Front

The property is positioned on a corner site with gardens laid in lawns, bordered by hedging.

Driveway to side leading to detached garage.

## Detached Garage 17'0 x 9'5 (5.18m x 2.87m)



Bi-folding doors.

## Outside Rear

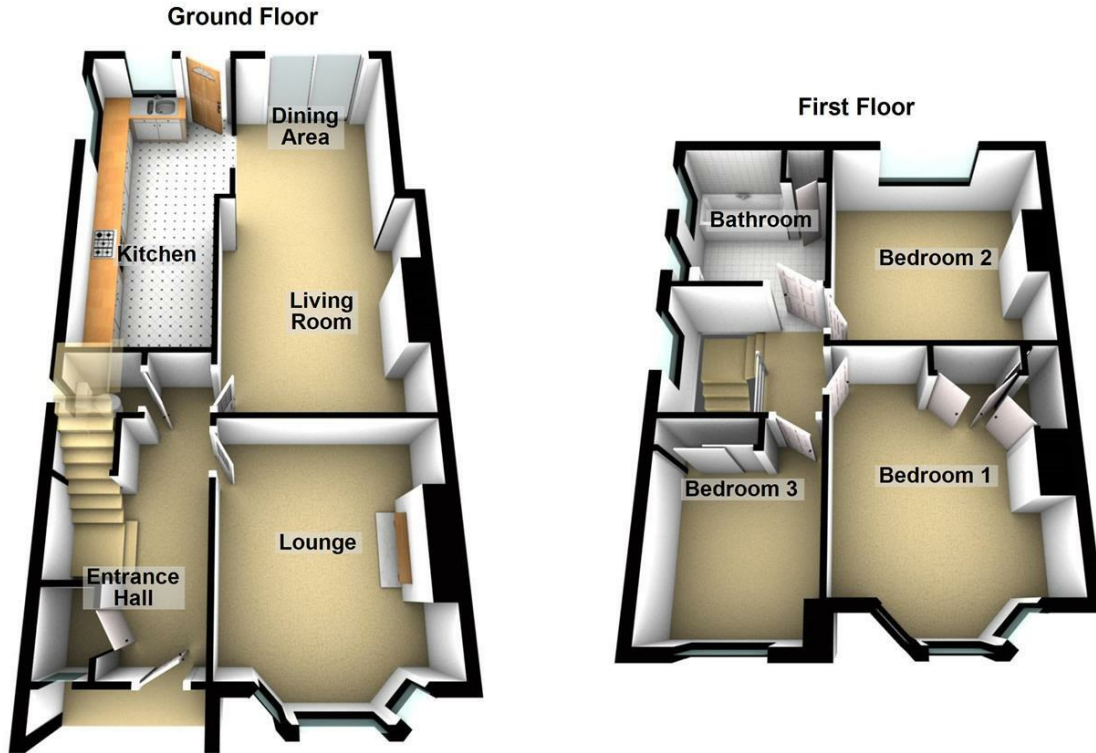


Patio and gardens laid in lawns bordered by mature hedging.



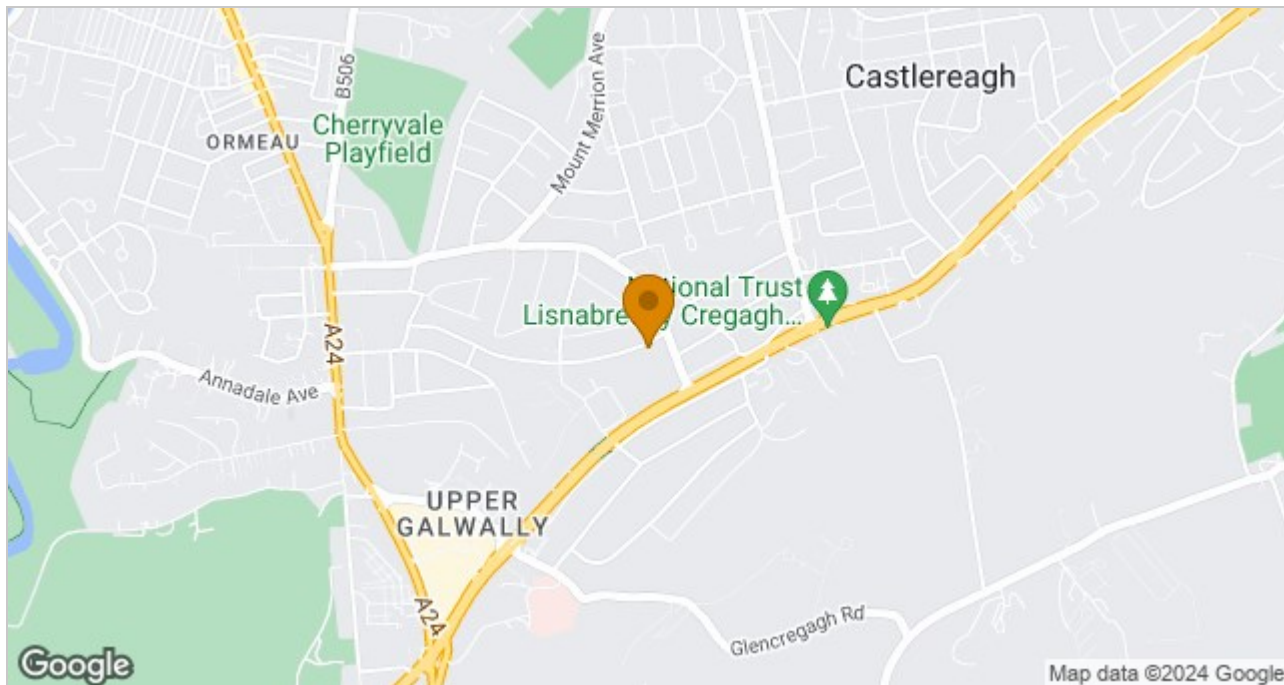


## Floor Plan



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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