



39 Wynchurch Road, Rosetta, Belfast, County Antrim, BT6 0JH

Asking Price £239,950

Wynchurch Road is popular residential location due to its close proximity to the Ormeau and Ravenhill Roads with Cherryvale Playing Fields and all the coffee shops and restaurants on your doorstep. Leading schools both primary and post primary are close by, as well as Forestside Shopping Centre.

Internally the property comprises two reception rooms, fitted kitchen with a lean to conservatory that leads to the rear garden on the ground floor.

On the first floor there are three good sized bedrooms and white bathroom suite.

Outside there are neat well maintained gardens to both the front and rear and driveway with ample parking leading to the detached garage.

An excellent home with great potential.

- Semi Detached Home
- Two Reception Rooms
- White Bathroom Suite
- Oil Heating/Double Glazing
- Detached Garage
- Three Bedrooms
- Fitted Kitchen
- Lean To Conservatory
- Driveway With Parking
- Enclosed Rear Gardens

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	66
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

Entrance Hall



Pvc glass panelled front door with side panels to entrance hall. Under-stairs storage.

Lounge 12'2 x 12'2 (3.71m x 3.71m)



Dining Room 13'2 x 10'5 (4.01m x 3.18m)



Fire place with wooden surround.

Fitted Kitchen 9'7 x 9'3 (2.92m x 2.82m)



Full range of high and low level units, marble effect worktops, single drainer 1 1/4 bowl ceramic sink unit with mixer taps. Plumbed for washing machine. Tiled flooring.

Lean to Conservatory 19'5 x 8'6 (5.92m x 2.59m)



Plumbed for washing machine. Sink unit with mixer taps and storage. Tiled flooring. Access to w/c

First Floor

Bedroom One 12'3 x 8'7 (3.73m x 2.62m)



Built in furniture.

Bedroom Two 13'2 x 8'5 (4.01m x 2.57m)



Built in bedroom furniture.

Bedroom Three 10'1 x 7'5 (3.07m x 2.26m)



White Bathroom Suite



Comprising panelled bath with mixer taps, shower unit above, wash hand basin with mixer taps and storage below. Hot-press Heated chrome towel rail. Pvc ceiling. Spotlights

Separate w.c

Low flush w.c

Landing

Additional storage cupboard. Access to the roof space.

Outside Front

Front garden laid in lawn with range of plants, trees and shrubs.

Driveway with ample parking leading to detached garage.

Detached Garage 21'4 x 10'4 (6.50m x 3.15m)

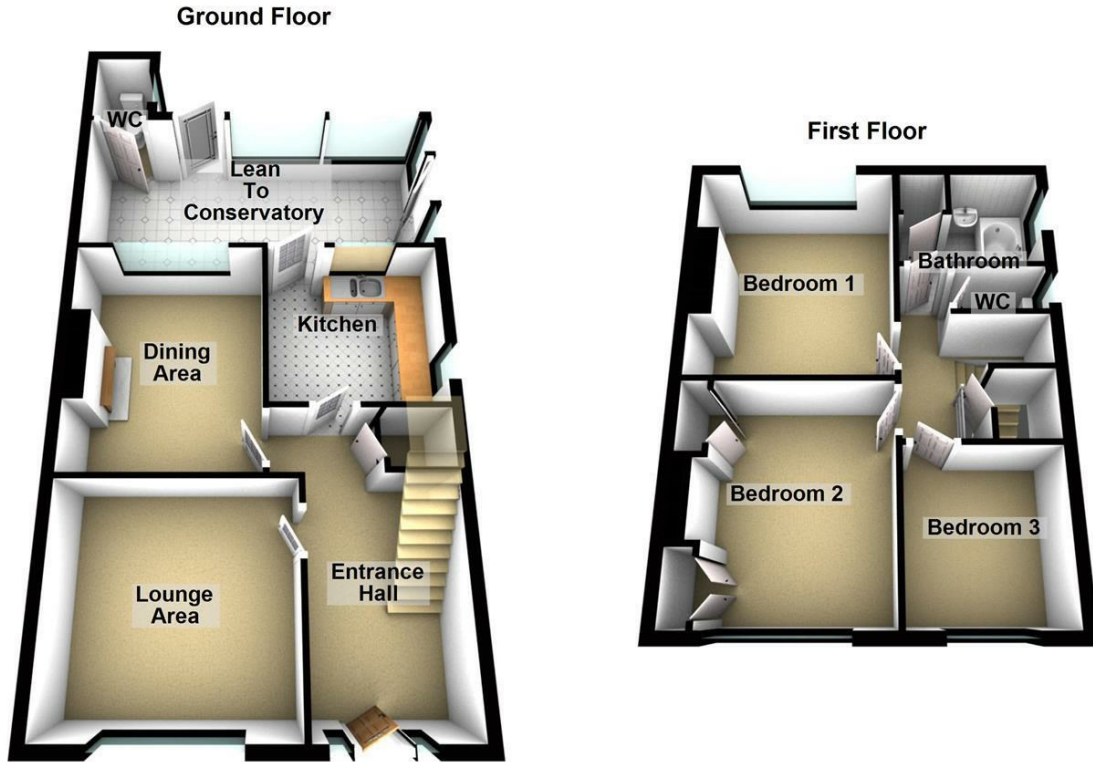
Up and over door. Light and power. Housing oil boiler.

Outside Rear



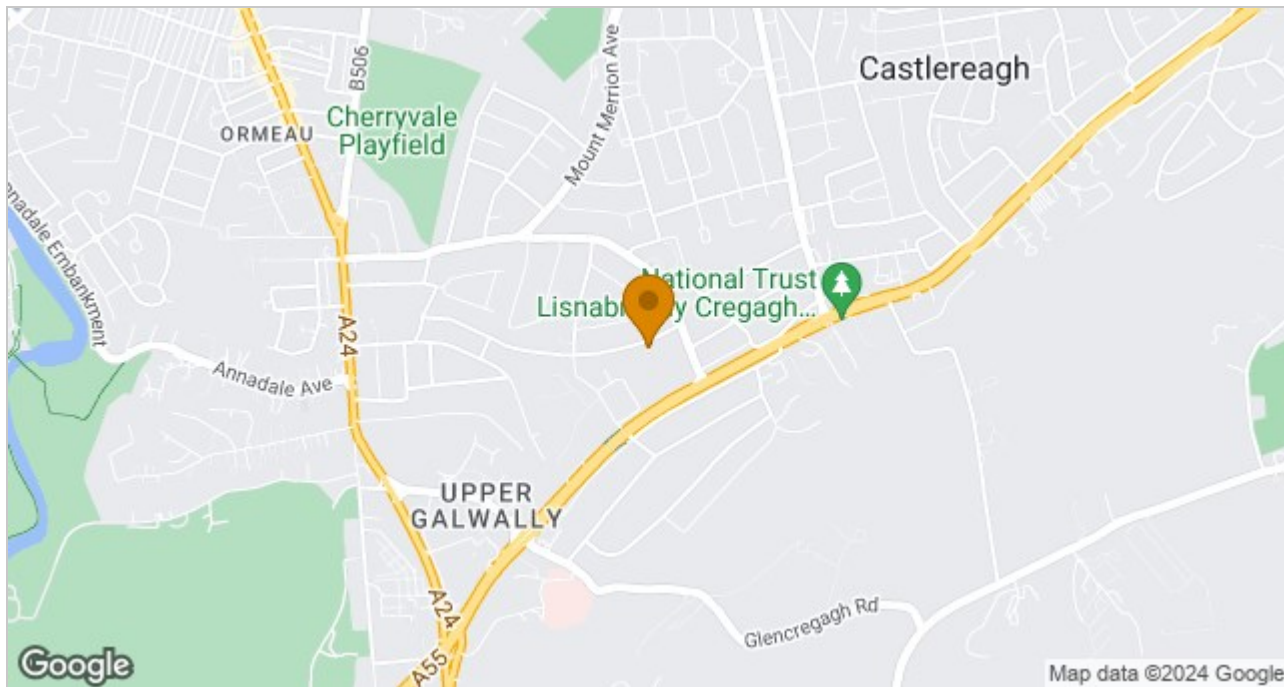
Enclosed patio area. Enclosed garden laid in lawn with a mature range of plants and shrubs that captures the afternoon sun.

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



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