



10 Wynchurch Walk, Belfast, BT6 0JS

Asking Price £225,000

Wynchurch Walk 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 with green, open spaces including Ormeau Park and Cherryvale Playing Fields.

The internal accommodation on the ground floor comprises two reception rooms, fitted kitchen, and downstairs w/c, upstairs there are three good sized bedrooms and shower suite with separate low flush w/c.

Outside, the property benefits from mature gardens front and rear and driveway with ample parking. An excellent home for those hoping to purchase a property within the Rosetta area that can finish to their own specification.

- Semi Detached Home
- Two Reception Rooms
- Downstairs W/C
- Economy 7 Central Heating
- Front & Rear Gardens Laid in Lawns
- Three Bedrooms
- Fitted Kitchen
- Shower Suite 1st Floor
- Driveway With Ample Parking
- Excellent Location

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	60
(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. Original wooden flooring.

Lounge 11'8 x 11'0 (3.56m x 3.35m)



Tiled fire place housing an open fire.

Living/Dining Room 17'7 x 11'3 (5.36m x 3.43m)



(at widest points) Fireplace.

Access to understairs storage housing Low flush w.c & sink unit.



Downstairs w/c
Low flush w.c & sink unit.

Fitted Kitchen 8'3 x 9'8 (2.51m x 2.95m)



Full range of high and low level units. Formica work surfaces. Single drainer sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Access to rear garden.

First Floor



Bedroom One 11'8 x 9'8 (3.56m x 2.95m)



Bedroom Two 11'4 x 9'6 (3.45m x 2.90m)



Tiled fireplace. Excellent views.

Bedroom Three 8'3 x 7'9 (2.51m x 2.36m)



Built in robes.

Shower Suite



Comprising walk in shower area with Triton shower unit. Wash hand basin. Hot-press.

Separate w.c

Low flush w/c.

Landing

Access to roofspace.

Outside Front



Gardens laid in lawn. Range of plants, trees and shrubs. Driveway with ample parking.

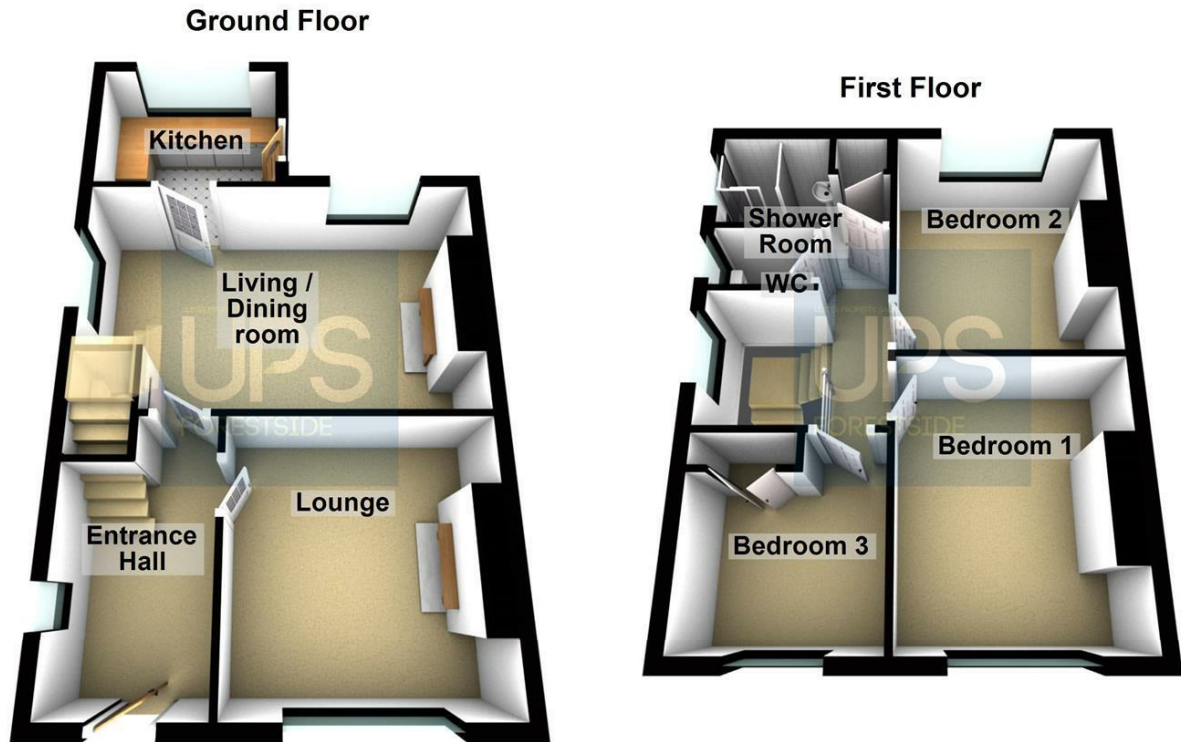
Outside Rear



Enclosed rear patio, garden laid in lawn with an excellent range of plants, trees and shrubs.

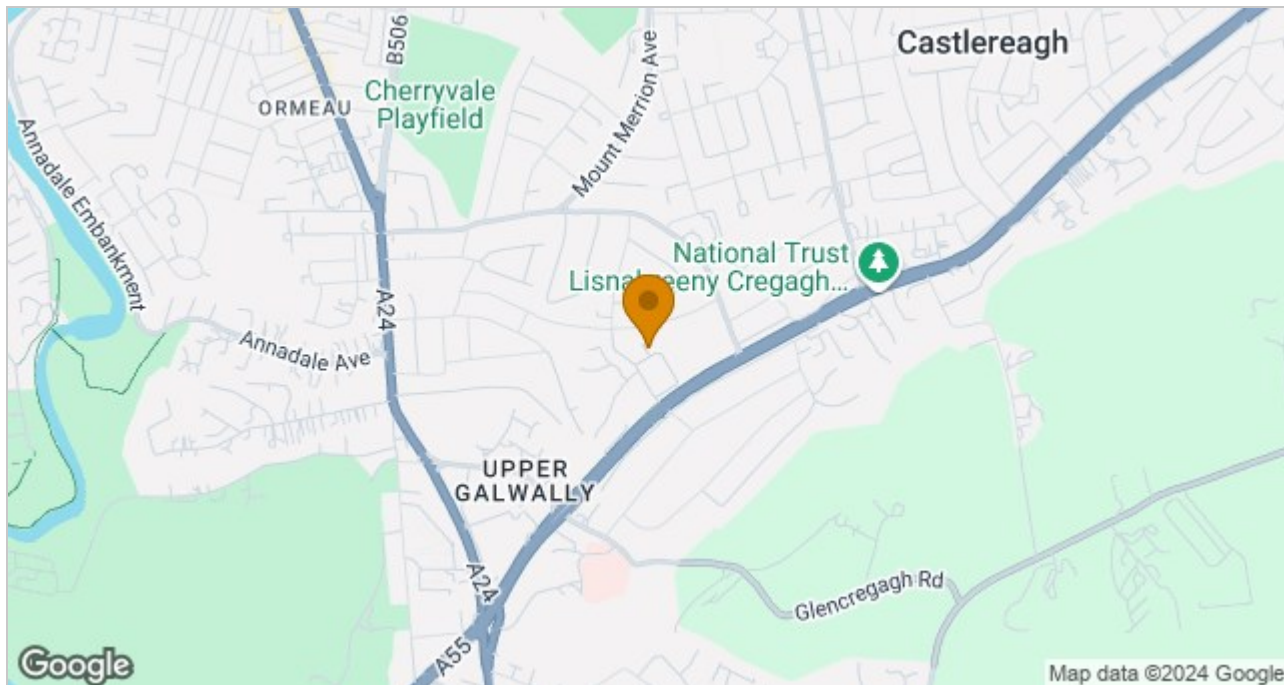


Floor Plan



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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