



## 27 Wynchurch Road, Rosetta, Belfast, BT6 0JH

**Asking Price £274,950**

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 itself benefits from a single storey extension to the rear reception and kitchen whilst retaining the separate reception room to the front. If you like open plan living, opening the extended kitchen and living room would create a fantastic kitchen dining living overlooking the rear garden.

Upstairs there are three good sized bedrooms, white shower suite with separate w/c and floored roof space with skylight window accessed via fold down ladder.

Outside there is a tarmac driveway with ample parking leading to a detached garage and to the rear there is a superb westerly facing garden and patio area that captures the afternoon sun.

An excellent, well maintained family home.

- Extended Semi Detached Home
- Two Plus Reception Rooms
- Downstairs W/C
- Oil Heating / Double Glazing
- Detached Garage
- Three Good Sized Bedrooms
- Extended Fitted Kitchen
- White Shower Suite
- Driveway With Ample Parking
- Superb Westerly Facing Rear Garden

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			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

## The Accommodation Comprises

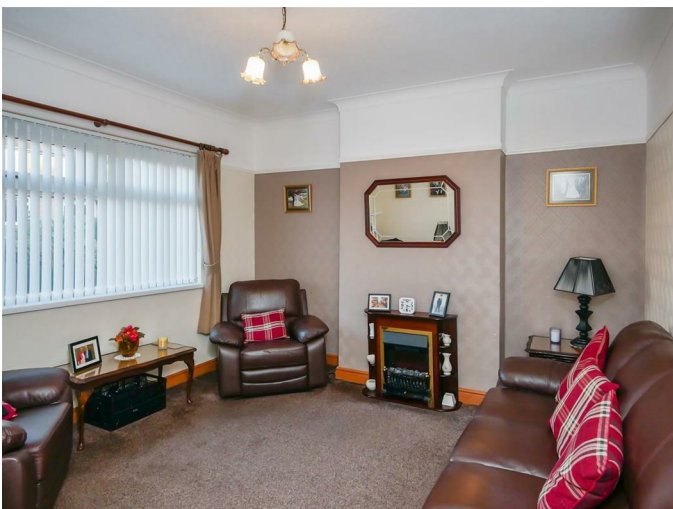


## Downstairs w/c



Low flush w/c and sink unit.

## Lounge 12'5 x 11'8 (3.78m x 3.56m)



**Extended Living Room 23'5 x 10'6 (7.14m x 3.20m)**



**At widest points.  
Brick fire place with wooden mantle and tiled hearth.**



## Extended Fitted Kitchen 20'1 x 9'3 (6.12m x 2.82m)



Excellent range of high and low level built-in units. formica work surfaces, built-in 4 ring hob and over head extractor fan, double oven, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and tumble dryer.



## First Floor

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





**Bedroom Two 12'6 x 8'8 (3.81m x 2.64m)**



**Wall to wall built-in robes**

**Bedroom Three 9'5 x 7'6 (2.87m x 2.29m)**



## Shower Suite



White suite comprising large walk-in shower cubicle with glazed partition and Mira shower unit, wash hand basin with mixer taps and storage below, tongue and groove ceiling. Hot press.

## Separate w/c

Low flush w/c Part tiled walls, tongue and groove ceiling.

## Landing

Built in storage.

Access to roof space via fold down ladder.

## Roof Space

Floored with light and power, storage into eaves. Skylight window.

## Outside Front

Tarmac driveway with ample parking to front and side.

## Detached Garage 20'2 x 10'7 (6.15m x 3.23m)

Up and over door light and power, housing oil boiler.

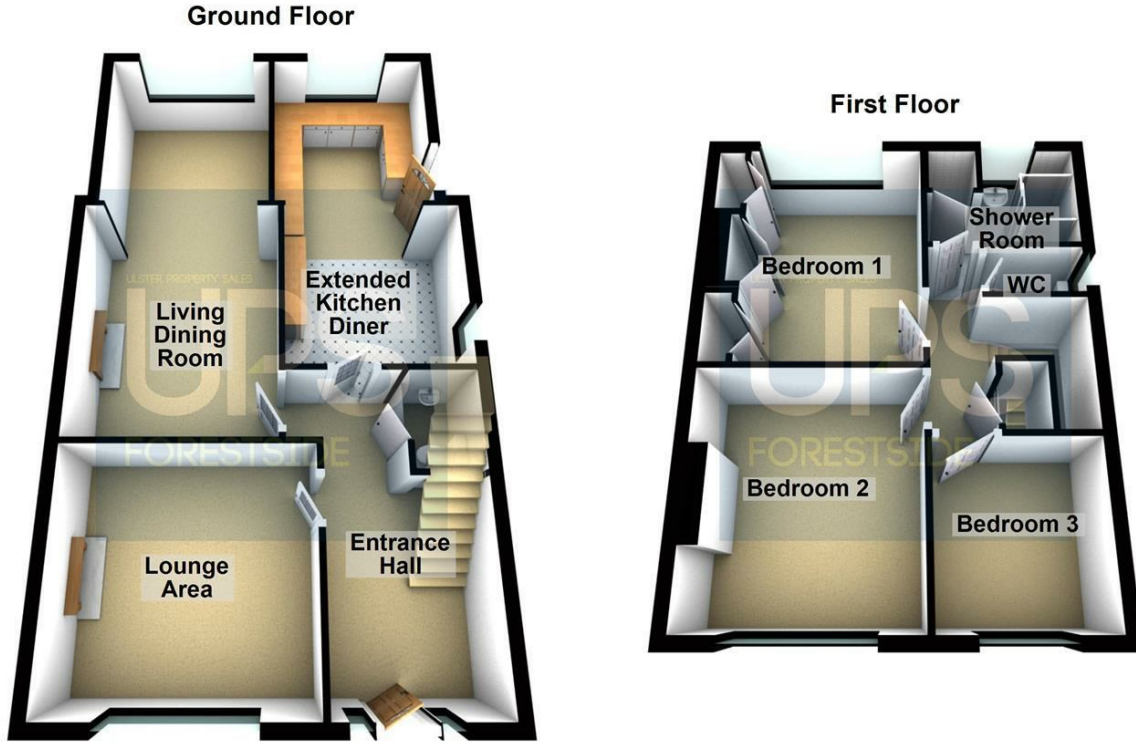
## Outside Rear



Enclosed flagged patio area overlooking rear garden laid in lawns bordered by mature hedging  
Westerly facing, capturing the afternoon and evening sun.

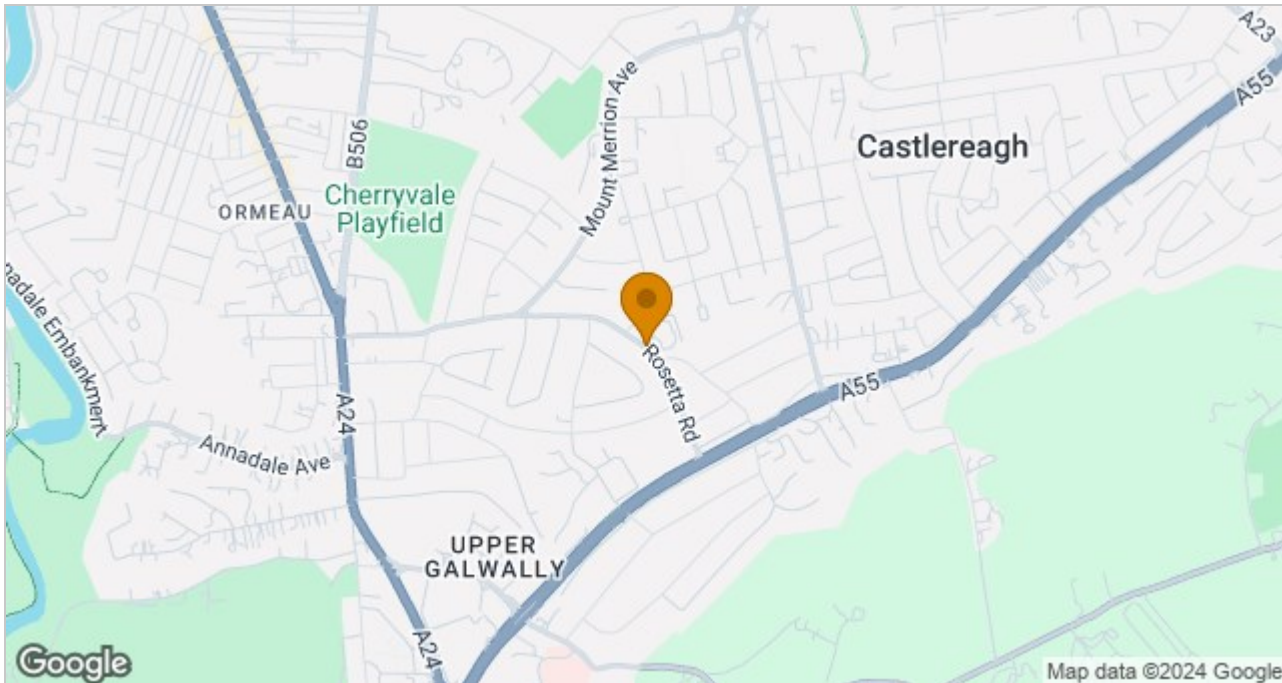


## Floor Plan



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



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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