




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

73 Wynchurch Road, Belfast,
County Antrim, BT6

Asking Price: £224,950

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £224,950

EPC Rating: C

An excellent Family Home In The Highly Regarded Area Of Rosetta In The South East Of The City.

DESCRIPTION

We are delighted to welcome to the market, this semi-detached home in the heart of the highly sought after area of, Rosetta in South East Belfast. The home boasts a short commute to the Belfast City Centre, and is very handy to nearby amenities, including Forestside Shopping Centre and Tesco Newtownbreda. The bustling shops & cafe's along the Ormeau Road are also a short stroll away. Rosetta is in the catchment area for many leading primary, secondary & grammar schools, making this a superb family home.

Internally, the property offers spacious accommodation throughout, comprising a bright living and dining room, modern kitchen, downstairs bathroom and three well appointed bedrooms. Externally, there is a driveway to the front, a garage, and front and rear gardens laid in lawn. The home further benefits from a gas fired central heating system and PVC double glazing.

We expect high levels of interest, and would therefore recommend early viewing to avoid any disappointment.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with PVC front door.

Living /Dining Room

A bright living and dining room with laminate flooring, ceiling cornicing and electric fire.

Kitchen

A modern kitchen with a good range of high and level units, integrated hob and oven, stainless steel extractor hood and a round basin with swan neck mixer tap. The kitchen

has been beautifully finished with ceiling spotlighting, tiled floor and partially tiled walls.

Bathroom

The bathroom has a three-piece white suite to include a bath with over-head shower unit, a low flush wc, and wash hand basin with mixer taps. The bathroom has PVC wall paneling and vinyl flooring.

FIRST FLOOR

Landing

Access to the roof space via slingsby ladder.

Bedroom One

A spacious double bedroom with carpet and an outlook to the rear of the property.

Bedroom Two

A double bedroom with carpet and an outlook to the front of the property.

Bedroom Three

A very generous third bedroom with carpet and an outlook to the rear of the property.

OUTSIDE

The home offers a driveway to the front with ample car parking space and a front garden laid in lawn. A detached garage can be found to the side, and there is also a private enclosed garden to the rear with patio and lawn areas.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil

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All Measurements

All Measurements are Approximate.

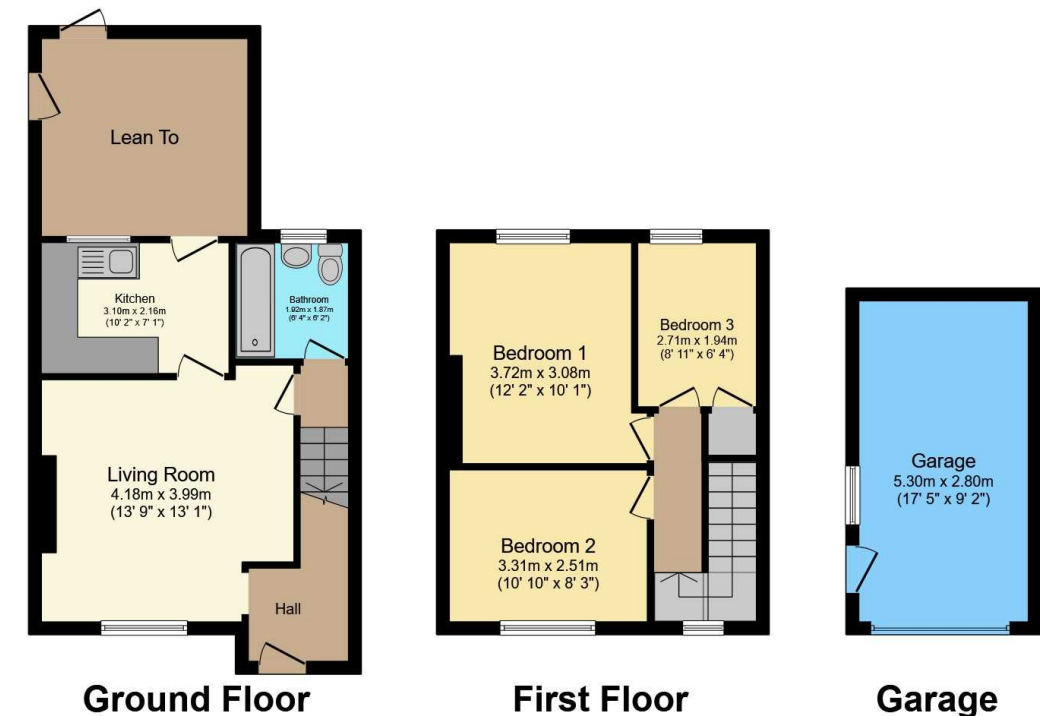
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 90.9 m² (978 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com