



## 38 Wynchurch Walk, Rosetta, Belfast, BT6 0JS

**Asking Price £259,950**

Wynchurch Walk is 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, a lounge to the front, modern shaker style fitted kitchen / dining, a downstairs w/c and white bathroom suite with separate shower on first floor. Outside is front garden laid in lawn, a driveway with ample parking and enclosed rear garden with paved patio area.

An excellent home in a great location.

- Semi Detached Home
- Spacious Lounge To The Front
- Downstairs W/C
- Gas Heating
- Driveway With Ample Parking
- Three Bedrooms
- Modern Fitted Kitchen Dining To The Rear
- White Bathroom Suite with Separate Shower on the 1st Floor
- Double Glazing
- Enclosed Patio & Garden To Rear

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		68	73
EU Directive 2002/91/EC			

## Entrance Hall



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

## Lounge 12'5 x 11'4 (3.78m x 3.45m)



Granite fire-place with wooden surround housing an open fire. Laminate flooring. Spot-lights.





## Modern Fitted Kitchen/Dining 18'1 x 12'4 (5.51m x 3.76m)



Shaker style fitted kitchen with concealed lighting. granite worktops, built in 4 ring hob and under oven. single drainer stainless steel 1 1/4 bowl sink unit with mixer taps. Integrated dishwasher, Integrated fridge freezer. Part tiled walls. Tiled flooring to kitchen area.

Laminate flooring to dining area. Spot-lights. Pvc doors to patio and garden.



## Down-stairs w.c

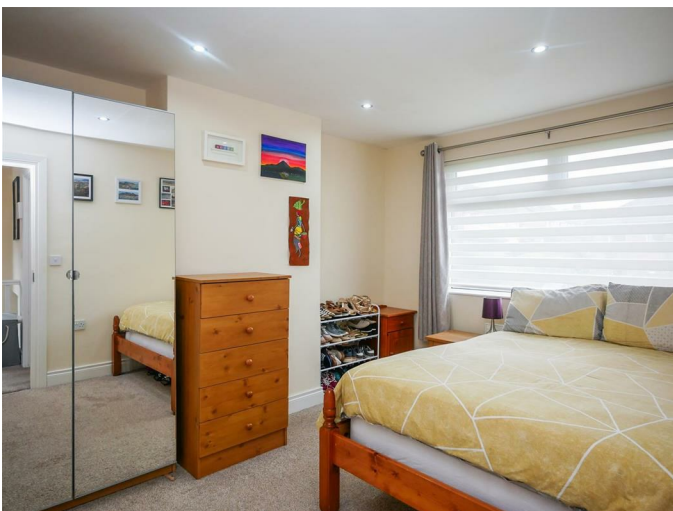


Sink unit with mixer taps. Tiled splash back. Tiled flooring. Spot-lights.

## First Floor



## Bedroom One 12'5 x 10'2 (3.78m x 3.10m)



Spot-lights.

**Bedroom Two 12'5 x 8'6 (3.78m x 2.59m)**



Wall to wall mirrored sliderobes.

**Bedroom Three 9'2 x 7'7 (2.79m x 2.31m)**



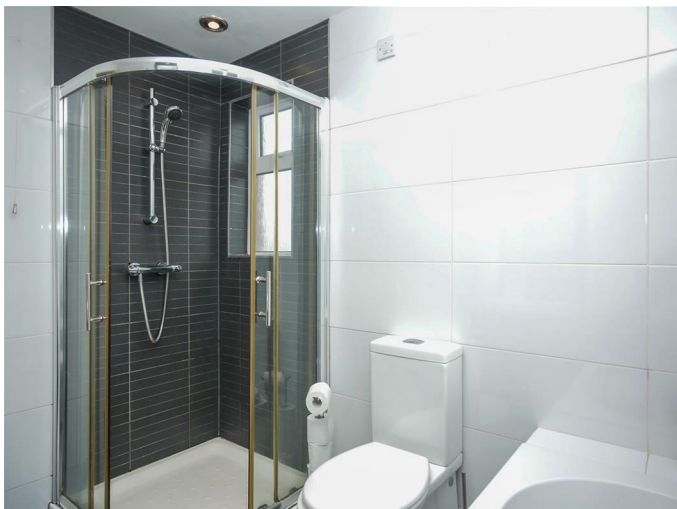
Laminate flooring. Double mirrored sliding robes.



## White Bathroom Suite



Comprising panelled bath with mixer taps, wall mounted hand shower , wash hand basin with mixer taps and storage below. Separate shower cubicle with chrome shower unit. Fully tiled walls. Tiled flooring. Heated chrome towel rail. Spot-lights.



## Landing

Access to the roofspace.

## Front Garden

Laid in lawn. Driveway with parking leading to the rear.



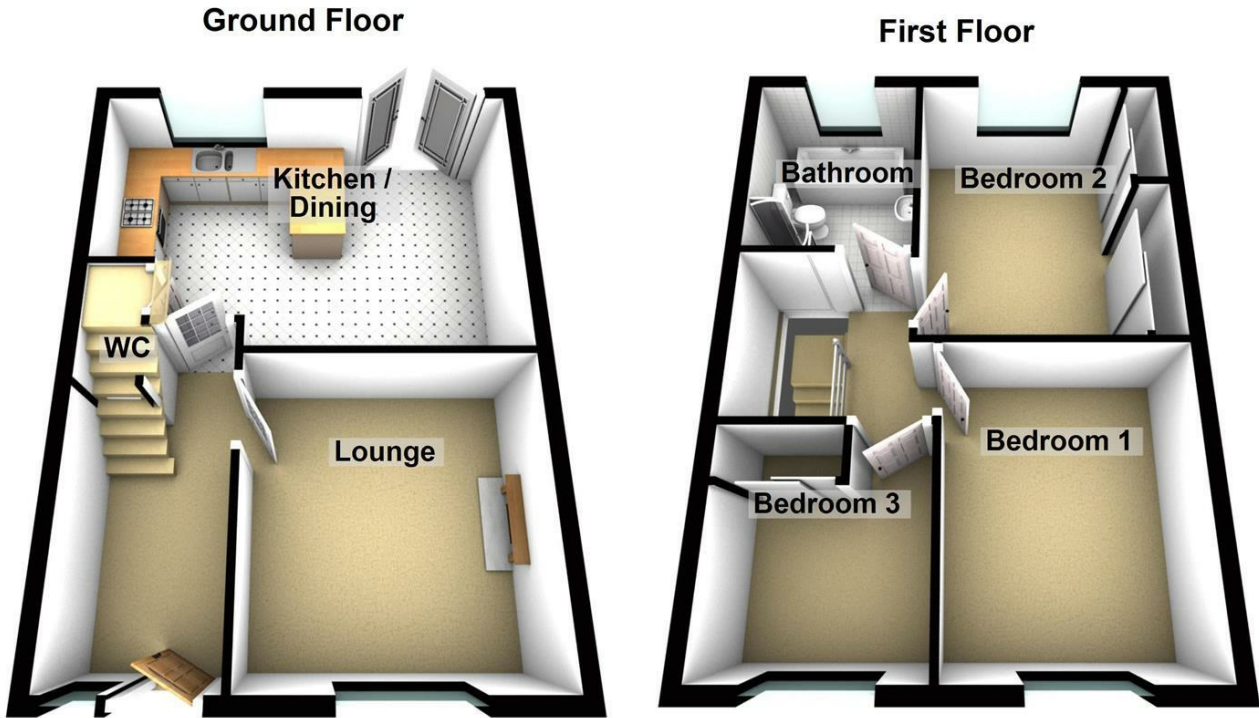
## Outside Rear



Block brick paved area to the rear. Garden laid in lawn. Bordered by timber fencing and mature hedging. Outside sockets.

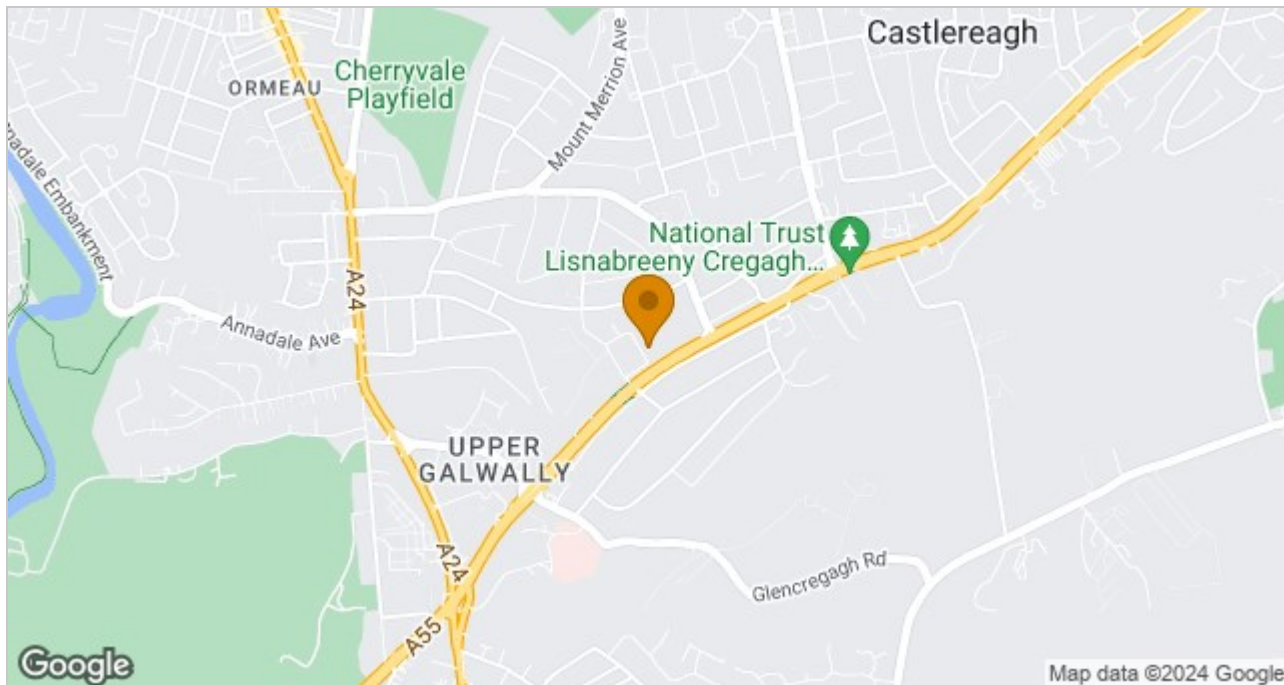


## Floor Plan



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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