



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

**Asking Price £215,000**

Situated just off Wynchurch Road, this attractive and extended semi detached home offers well proportioned accommodation that comprises 3 bedrooms (bedroom 3 now has a 1st floor w/c), one reception, a modern and extended fitted kitchen, finished with a deluxe shower suite on the ground floor. Outside there are off street parking facilities which lead to an attached garage. There are also good size gardens to both the front and rear. It is ideally positioned and enjoys the convenience of being within walking distance to the amenities of the the Rosetta area and the immensely popular Ormeau Road, Forestside shopping centre as well as leading schools and transport links into and out of Belfast. Immediate viewing is essential as property in this ever popular location do not remain on the market for long!

- Extended semi detached home
- Bedroom 3 has a 1st floor w/c
- Extended modern fitted kitchen
- Gas central heating
- Attached garage
- Three bedrooms
- One reception
- Ground floor modern shower suite
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		71	72
(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**  
Pvc double glazed front door leading to entrance hall.

**Entrance hall**  
Laminate flooring, Under stairs cloaks.

**Lounge 13'8 x 13'5 (4.17m x 4.09m)**



Laminate flooring.

**Additional lounge image**



**Extended modern kitchen 13'7 x 10'6 (4.14m x 3.20m)**



Modern fitted kitchen with a full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring gas hob, electric under oven, extractor canopy, plumbed for washing machine, integrated fridge freezer, integrated dishwasher, recessed spotlights, island breakfast bar, tiled floor.

**Additional kitchen image**



**Ground floor shower room 6'7 x 6'5 (2.01m x 1.96m)**



Modern white suite comprising corner shower cubicle with chrome thermostatically controlled shower, wash hand basin with storage below, low flush w.c, pvc panelled walls and ceiling, recessed spotlights, laminate flooring, extractor fan.

**1st floor**

Landing, roof space access.

**Bedroom 1 12'2 x 10'9 (3.71m x 3.28m)**



Laminate flooring.

**Bedroom 2 10'9 x 8'1 (3.28m x 2.46m)**



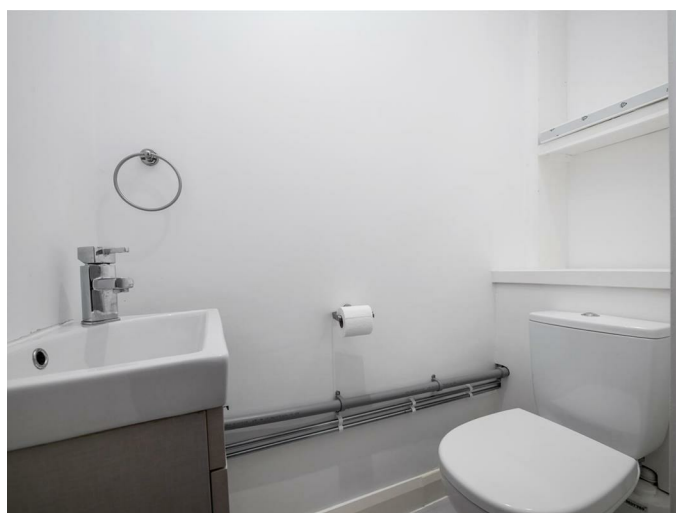
Laminate flooring.

**Bedroom 3 9'6 x 6'3 at widest points (2.90m x 1.91m at widest points)**



Laminate flooring.

**1st floor w.c 6'4 x 3'1 (1.93m x 0.94m)**



Comprising low flush w.c, wash hand basin with storage below, extractor fan, recessed spotlights.

### Outside

Off street parking leading to attached garage.

### Attached garage 17'5 x 9'2 (5.31m x 2.79m)

Up and over door, light and power, gas boiler.

### Front gardens

Gardens to the front laid in lawn.

### Rear gardens

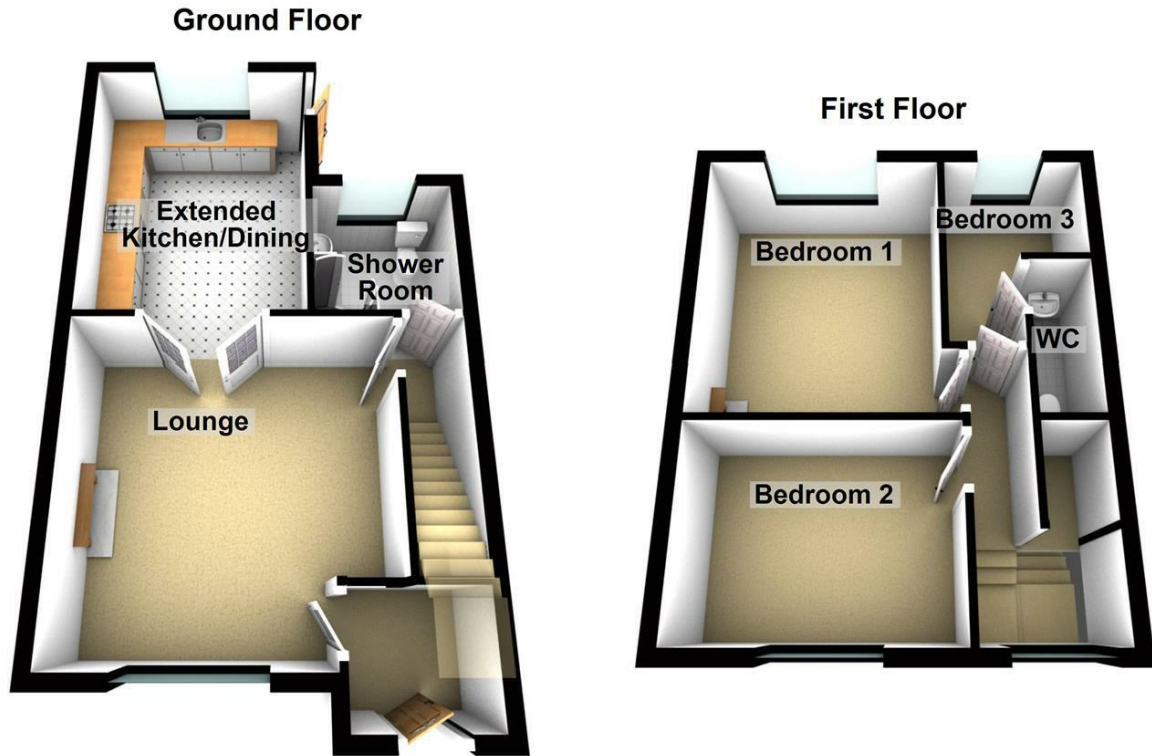


Gardens to the rear laid in lawn.

### NOTE

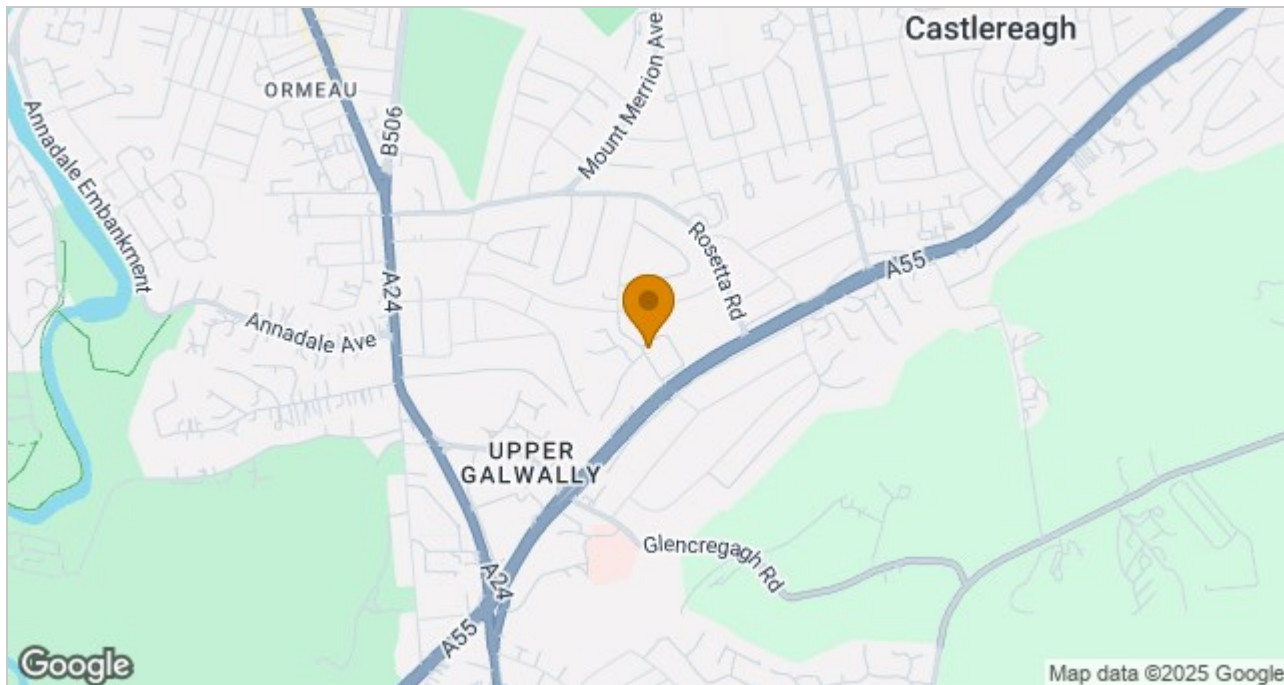
The property is currently rented and the photos were taken in 2023.

## 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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