



An excellent extended semi-detached villa in a prime residential location in South East Belfast within easy reach of well thought of local primary and secondary schools, the appeal of this location will be wide ranging.

The accommodation comprises, on the ground floor, two good sized reception rooms and an extended modern fitted kitchen. Upstairs are three well proportioned bedrooms and a family bathroom.

In addition the property benefits from uPVC framed double glazed windows, gas fired central heating, an attached garage and a large private side garden with spacious brick pavior parking to the front.

Offers Over  
£279,950

44 Wynchurch Road,  
Rosetta,  
Belfast,  
BT6 0JH

---

Viewing by  
appointment  
through agent  
028 9066 3030



- An Excellent Semi Detached Family Home in a Prime Residential Location
- Spacious Living Room & Separate Family Room
- Extended Modern Fitted Kitchen
- 3 Well Proportioned Bedrooms
- Excellent Family Bathroom
- Superb Corner Site with Large Side Garden
- Spacious Brick Pavior Parking Area to the Front
- Attached Garage
- uPVC Framed Double Glazed Windows
- Gas Fired Central Heating
- Convenient Access to Wide Range of Local Schools

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL:

LIVING ROOM: 12' 2" x 10' 10" (3.71m x 3.3m) Feature wood strip flooring.



FAMILY ROOM: 17' 9" x 10' 10" (5.41m x 3.3m) Feature wood strip flooring, impressive French door opening to decked patio area and side garden.



SUPERB MODERN FITTED KITCHEN: 17' 7" x 6' 7" (5.36m x 2.01m) Excellent range of high and low level units, polished granite work surfaces, Belfast sink unit with mixer tap, built-in oven and hob, plumbed for dishwasher, stainless steel extractor canopy and integrated fan, integrated fridge freezer, ceramic tiled floor.



First Floor

LANDING:

PRINCIPAL BEDROOM: 11' 4" x 9' 4" (3.45m x 2.84m) Sanded and varnished floor boards, range of built-in furniture incorporating wardrobes and shelving.



BEDROOM (2): 11' 10" x 9' 6" (3.61m x 2.9m) Sanded and varnished floor boards.



BEDROOM (3): 8' 4" x 7' 9" (2.54m x 2.36m) Sanded and varnished floor boards.



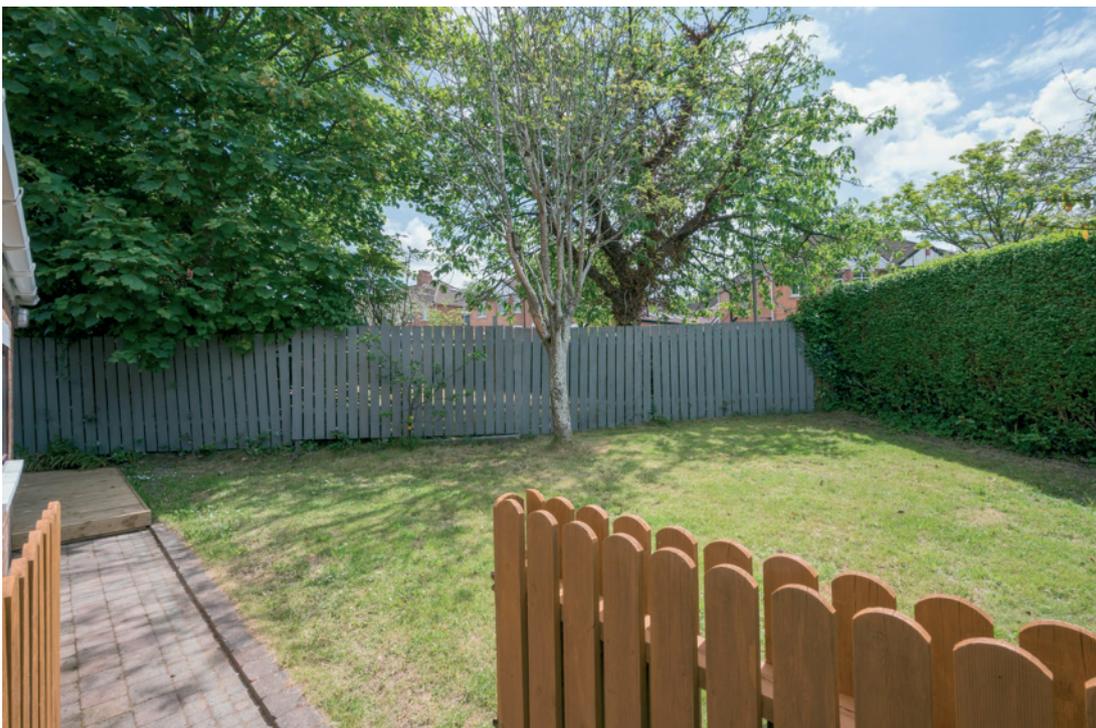
BATHROOM: Comprising panelled bath with electric shower, pedestal wash hand basin, wash hand basin, fully tiled walls.



## Outside

Superb corner site. Brick pavior parking area for several cars to front, attractive flower bed boundary in plants and shrubs. Impressive decked patio/barbeque area leading to large side garden area, outside tap. Side garden bordered by boundary hedge. Small rear paved garden area.

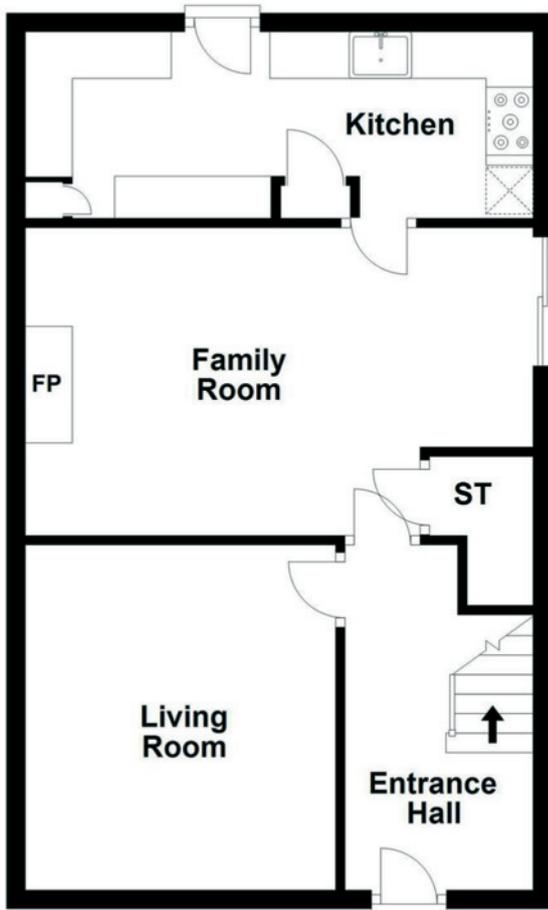
ATTACHED GARAGE 18' 3" x 9' 6" (5.56m x 2.9m)





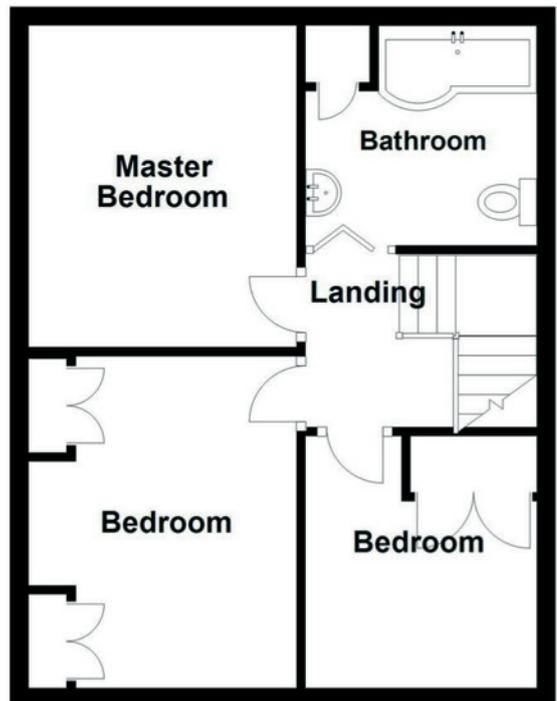
### Ground Floor

Approx. 49.6 sq. metres (533.7 sq. feet)



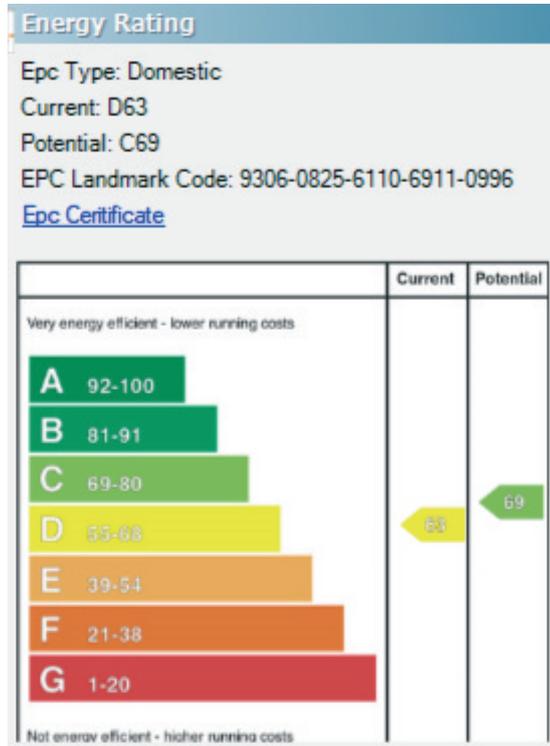
### First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 87.5 sq. metres (941.8 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.



**Location:**

Heading out of Belfast on Ormeau Road turn left onto Rosetta Park and continue for about 1/2 a mile and Wynchurch Road is on right hand side.

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- Lisburn - 028 92 66 1700
- North Down - 028 90 42 4747
- [www.templetonrobinson.com](http://www.templetonrobinson.com)

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

