



## 20 Wynchurch Avenue, Rosetta, Belfast, BT6 0JQ

**Asking Price £259,950**

With a single storey extension to the rear and completely renovated, this semi detached home represents an excellent opportunity for those hoping to purchase within the Upper Ormeau/ Rosetta area. Although this property appears from the external image to be a traditional Semi Detached home, this home has been opened up and extended to the rear, creating a contemporary, spacious lounge / kitchen / dining area, A downstairs modern bathroom suite, three bedrooms and and w/c on the first floor completes the internal accommodation. Outside there is a tarmac driveway with parking to the front and side which leads to a garage. There are enclosed rear decking areas & a lawn gardens to the rear. Wynchurch Avenue has consistently been a popular street that provides easy access to the host of amenities on offer, from Forestside Shopping Centre, leading schools, transport links, and all the cafés, restaurants and entertainment facilities of the Ormeau Road. An excellent home in a great location.

- Extended and renovated semi detached home
- Three bedrooms
- Ground floor deluxe bathroom suite
- Oil heating
- Off street parking / Detached garage
- Prime residential location
- Lounge open to the modern kitchen and extended dining area
- 1st floor W/C
- Double glazed windows
- Enclosed gardens to the rear

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(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**  
Pvc double glazed front door leading to entrance hall

**Entrance hall**



Wood flooring, under stairs storage.

**Lounge 14'3 x 13'5 (4.34m x 4.09m)**



Wood flooring, open to kitchen & extended dining area.

**Modern fitted kitchen 16'10 x 13'9 (5.13m x 4.19m)**



At widest points.

Extensive range of high and low level units, sink unit with mixer taps, formica work surfaces, 4 ring hob and double oven, integrated dishwasher, integrated fridge / freezer, open to extended dining area.

**Additional kitchen image**



## Extended dining area



Wood flooring, Triple glazed roof windows, sliding doors leading to the rear gardens.

## Ground floor bathroom 7'1 x 6'2 (2.16m x 1.88m)



White suite comprising panelled bath with mixer taps, telephone hand shower, low flush w/c, wash hand basin with storage below, extractor fan, recessed spotlights, tiled floor, part tiled walls, chrome towel radiator.

## 1st floor

Landing, access to the roof space.

## 1st floor w/c



Comprising low flush w/c, wash hand basin, extractor fan.

## Bedroom 1 12'1 x 11'3 (3.68m x 3.43m)



## Bedroom 2 11'3 x 8'2 (3.43m x 2.49m)



### Bedroom 3 7'4 x 6'5 (2.24m x 1.96m)



### Lower rear garden



### Outside

Off street parking to the front.

### Front gardens



Garden area to the front laid in lawn, loose stone area.

### Rear gardens



Feature composite decking area that leads to a lower garden that is laid in lawn.

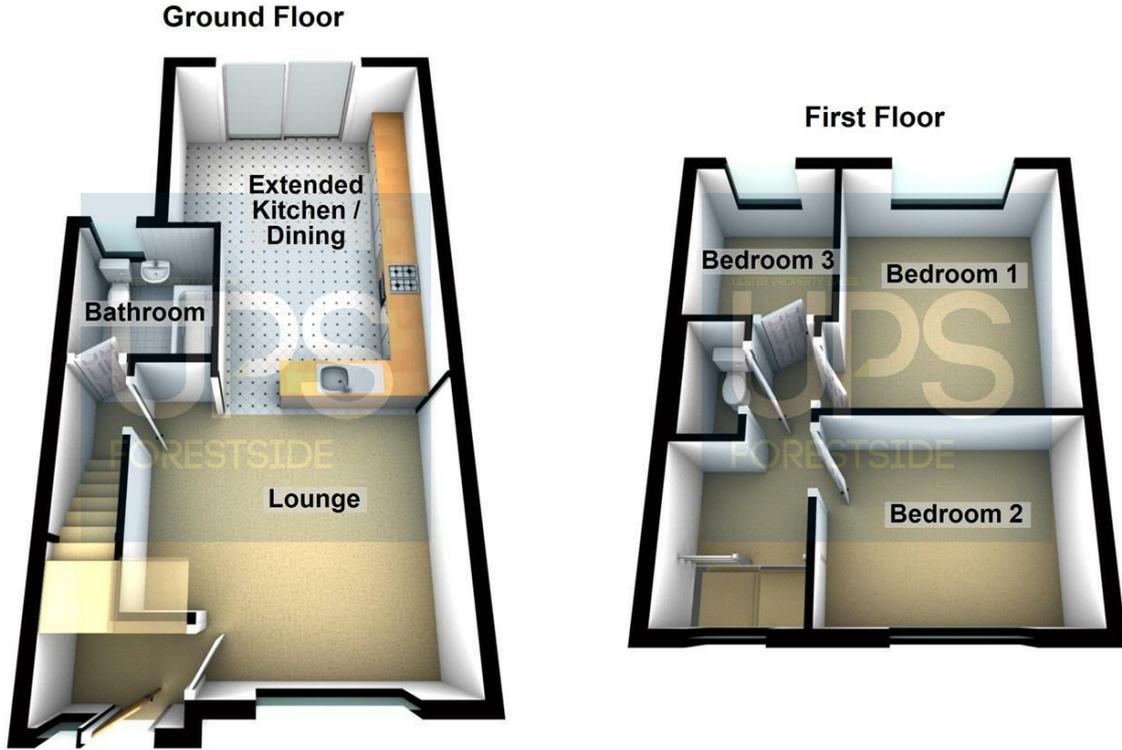
### Rear elevation



### Garage 18'9 x 9'7 (5.72m x 2.92m)

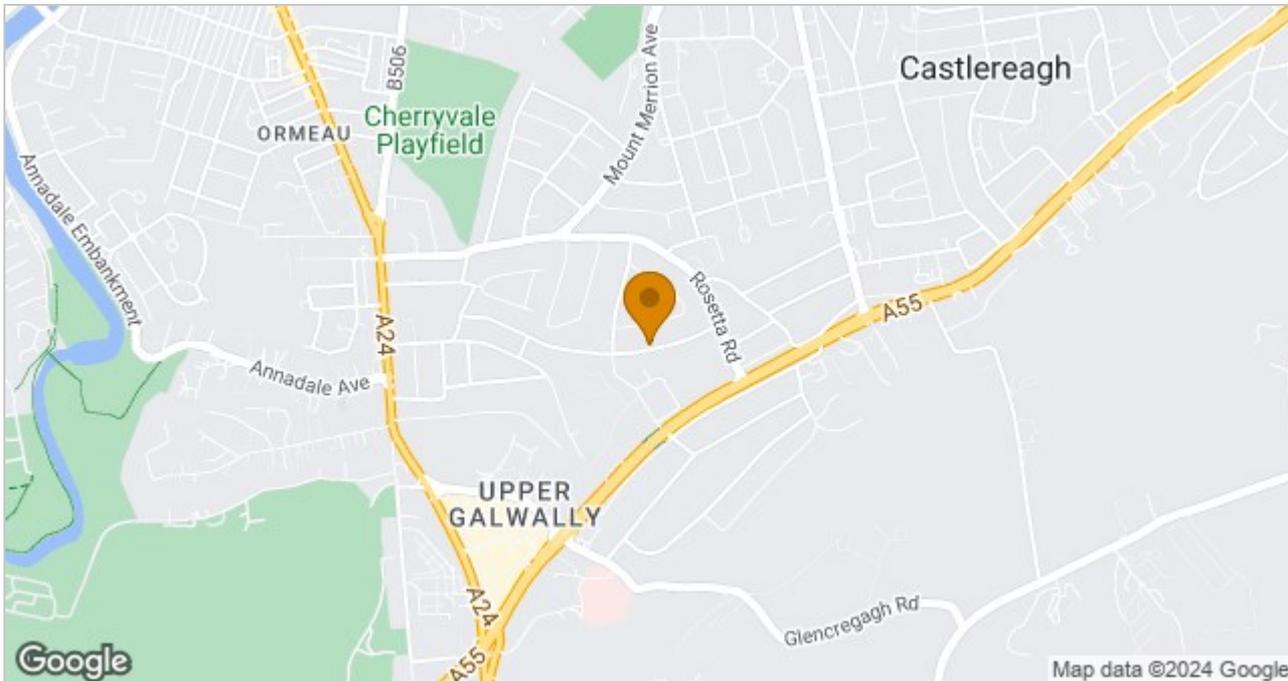
Built in units, single drainer sink unit, plumbed for washing machine, housing oil fired boiler.

## 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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