

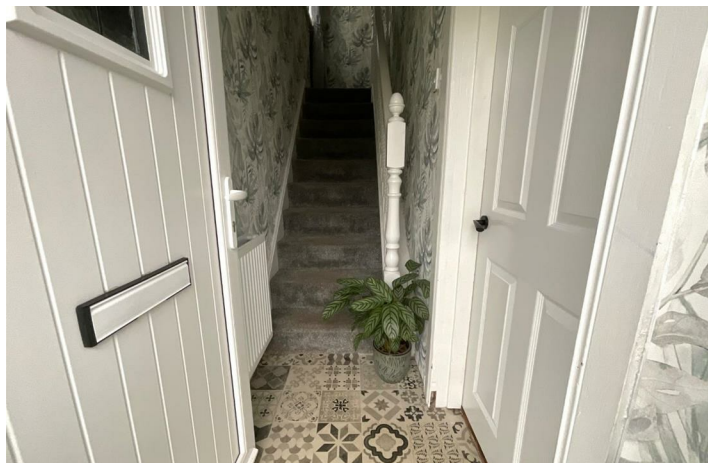
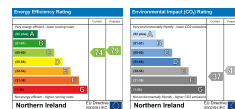


34 Woodvale Drive

Belfast, BT13 3LN

Offers in the region of

£105,000



# 34 Woodvale Drive

, Belfast, BT13 3LN

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An extremely well presented end terrace property in a highly regarded residential location which is sure to appeal to first-time buyers and investor alike.

The dwelling has been presented to an excellent standard and comprises an entrance hall, bright reception, modern fitted kitchen with dining space, classic white bathroom suite and two well proportioned bedrooms. Outside there are mature gardens to the front and rear.

The property further benefits from gas fired central heating and uPVC double glazing throughout.

Woodvale Drive is conveniently located close to many leading shops and amenities with Ballygomartin Tesco and Woodvale Park just minutes from its door.

It also shares excellent bus links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

PVC front door with smoked glass inset, tiled flooring, stairs leading to first floor

### Reception 12'7" x 12'0" (3.84 x 3.67)

Hardwood flooring, under stair storage, double panelled radiator, recessed lighting

### Kitchen 7'6" x 15'9" (2.29 x 4.82)

Modern fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, tiled flooring, cooker space with extractor hood, plumbed for a washing machine, double panelled radiator, access to rear garden

## First Floor

### Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath with shower attachment, tiled flooring and walls

### Front Bedroom 10'2" x 15'9" (3.12 x 4.81)

Enclosed storage cupboard, panelled radiator

### Rear Bedroom 10'0" x 8'6" (3.06 x 2.61)

Enclosed hot press with additional storage, wood laminate flooring, panelled radiator

## Outside

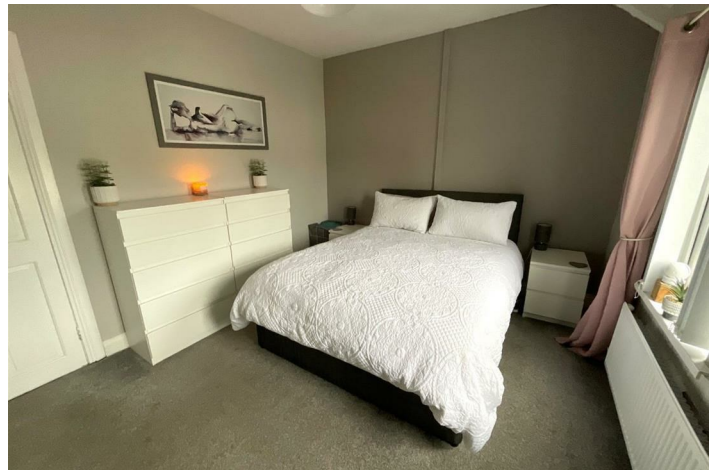
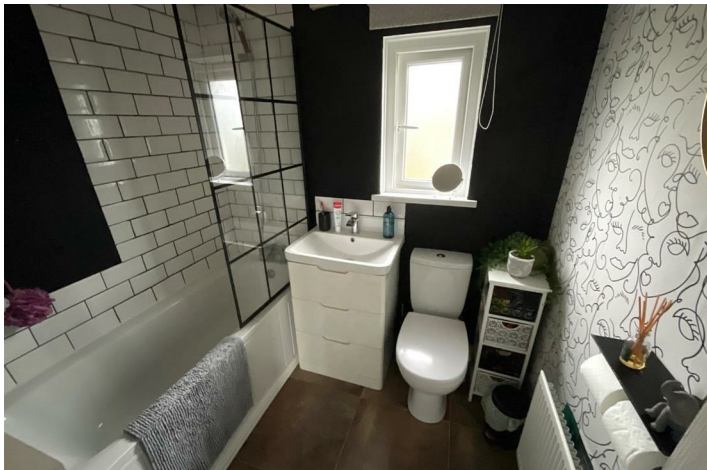
### Front

Garden laid out in lawn, wood panelled fencing and entrance gate

### Rear

Garden laid out in lawn with paved patio area, PVC oil tank, enclosed boiler house





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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