



7 Willowfield Drive, Woodstock Road, Belfast, BT6 8HN

Asking Price £179,950

Willowfield Drive is such a convenient address which gives direct access to the Ravenhill and Cregagh Roads. As a result this property benefits from easy access to the City Centre, as well as the selection of shops, restaurants and entertainment facilities that come with it. Positioned just between the Ravenhill and Woodstock road, this traditional 3 storey town terrace property that has been recently renovated consists of 4 good sized bedrooms, lounge open to dining area, a brand new, modern fitted kitchen with additional utility room and a deluxe white bathroom suite. It also benefits from gas fired central heating, double glazed windows and has been re-wired and re-plastered. This home has a turnkey finish throughout and given its ample size and selection of amenities and transport links nearby this property is sure to appeal to first time buyers and investors alike.

- Spacious town terrace recently renovated
- Lounge open to the dining area
- Additional utility room
- Gas central heating
- Rear yard
- Four good size bedrooms
- Modern fitted kitchen
- 1st floor bathroom
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	62
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

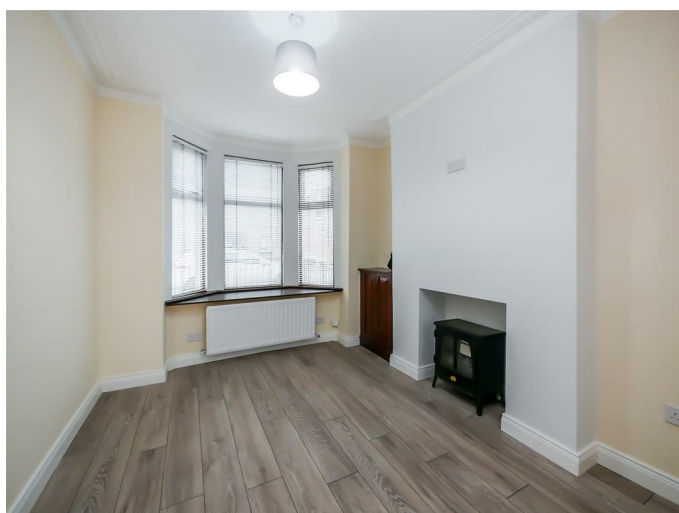
The accommodation comprises
Hardwood front door leading to the entrance hall.

Entrance hall



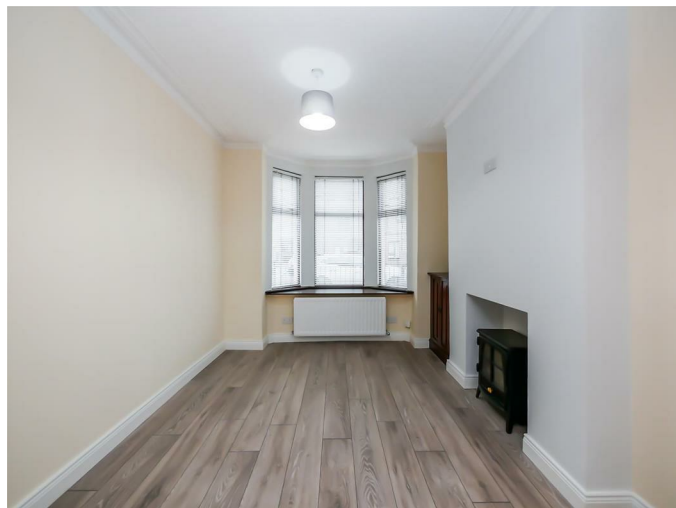
Feature original mouldings.

Lounge / dining 22'10 x 10'4 (6.96m x 3.15m)

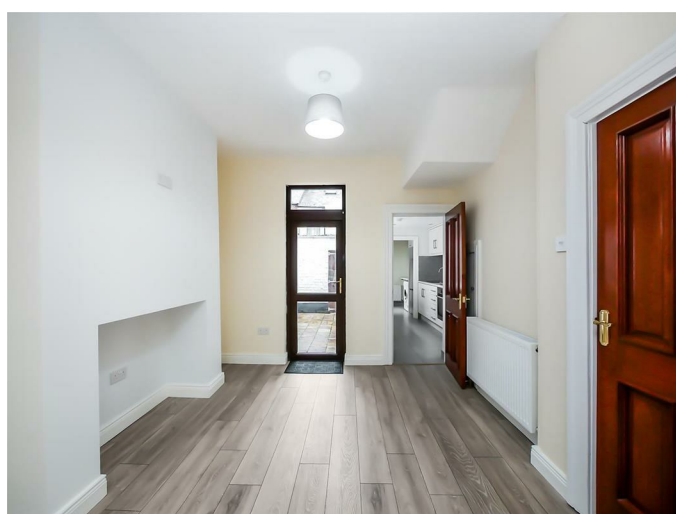


Into the bay window, Laminate flooring, open to the dining area.

Additional lounge / dining image



Dining area



Laminate flooring, under stairs storage, rear door access.

Kitchen 9'7 x 6'2 (2.92m x 1.88m)



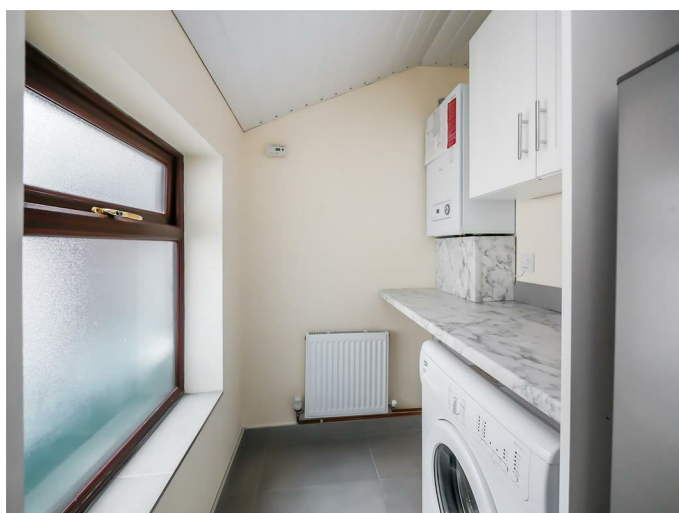
Range of high and low level units, , single drainer sink unit with mixer taps, formica works surfaces, part tiled walls, 4 ring hob

and under oven, extractor fan, integrated fridge, pvc panelled ceiling, breakfast bar, recessed spotlights, tiled floor. Access to the utility room.

Additional kitchen image



Utility room 6'9 x 4'8 (2.06m x 1.42m)



High and low level units, work surfaces, plumbed for washing machine, fridge freezer space, tiled floor, gas boiler, pvc panelled ceiling.

1st floor



Landing

Bedroom 1 13'5 x 10'3 (4.09m x 3.12m)



Feature fireplace.

Bedroom 2 9'9 x 8'3 (2.97m x 2.51m)



Bathroom 6'1 x 6'1 (1.85m x 1.85m)



White suite comprising panelled bath, mixer taps, Thermostatically controlled shower, Triton T80 electric shower, low flush w/c, pedestal wash hand basin with storage below, fully tiled walls, pvc panelled ceiling, tiled floor, extractor fan,

2nd floor

Landing, built in storage.

Bedroom 3 10'10 x 13'5 (3.30m x 4.09m)



Feature fireplace.

Bedroom 4 10'5 x 8'1 (3.18m x 2.46m)



Feature fireplace. Roof window.

Front garden

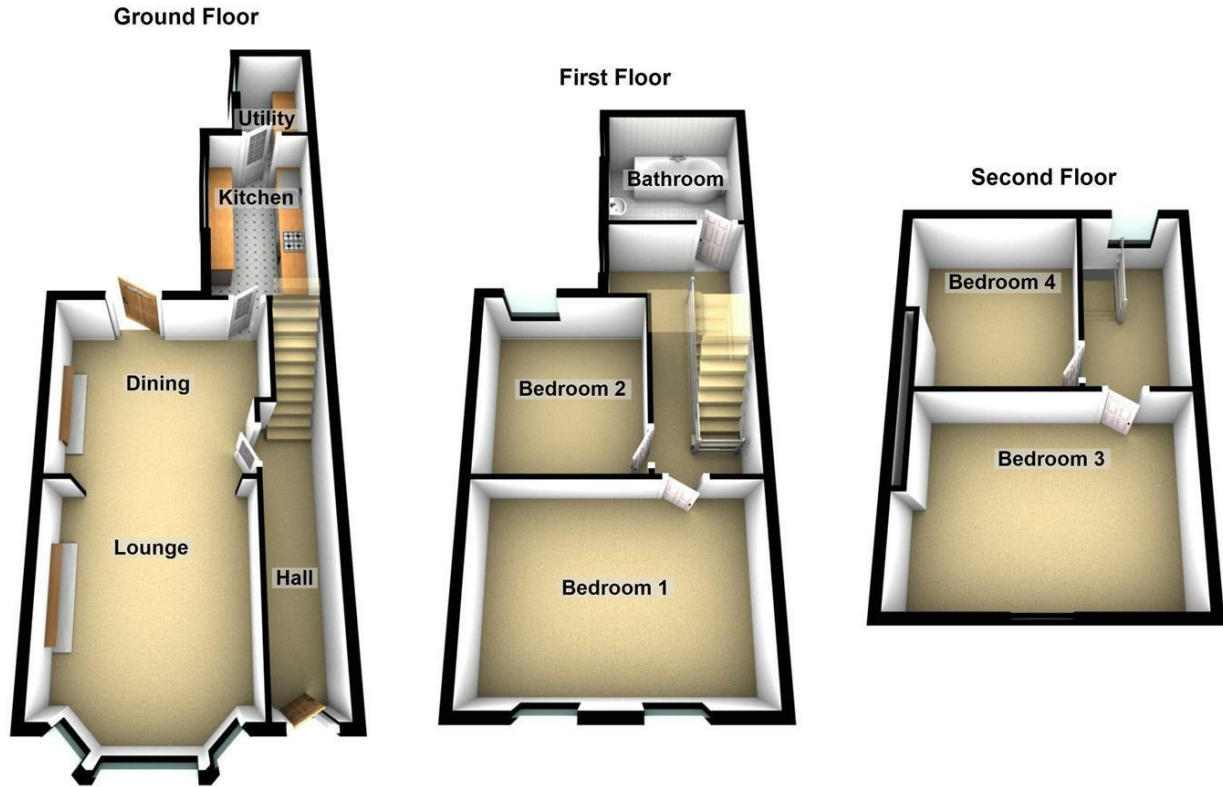
Low maintenance garden to the front with a slate finish.

Rear yard

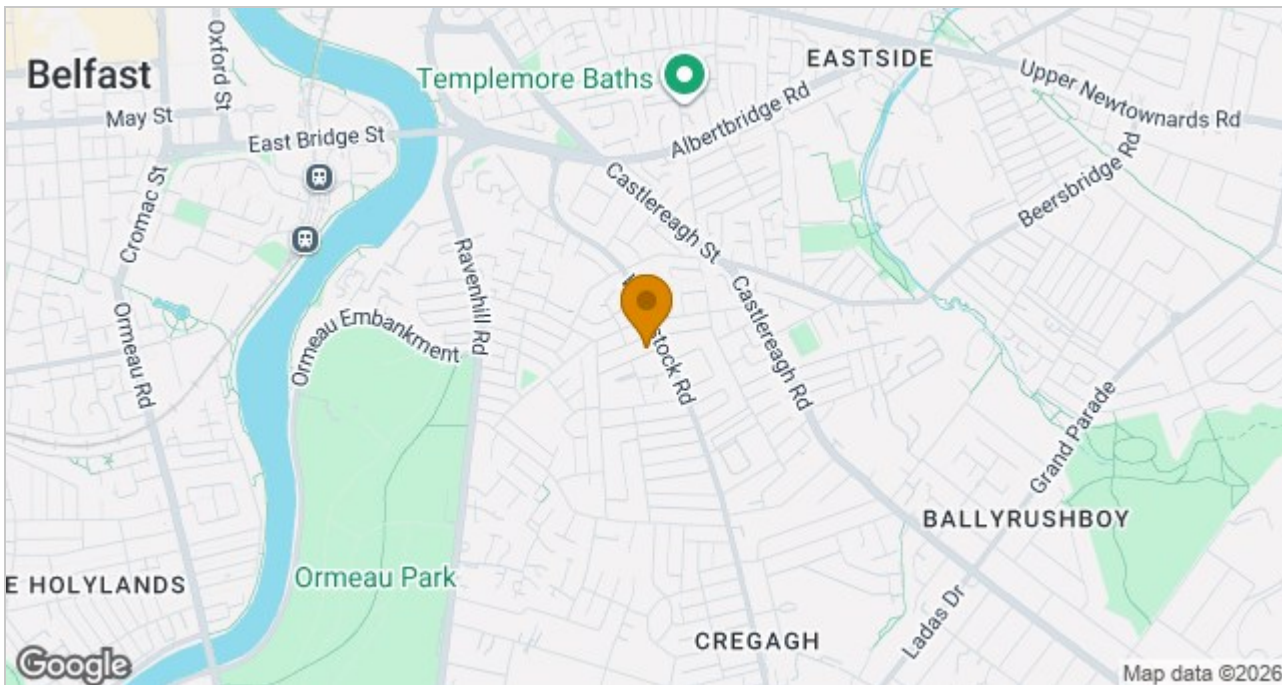


Enclosed paved rear yard.

Floor Plan



Area Map



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