



27 Woodvale Road , Belfast, BT13 3BN

**Offers In The Region Of
£129,950**

Extended Period Town Terrace Situated Within This Most Convenient And Popular Location.

An excellent opportunity to purchase a spacious extended period town house holding a prime position within the most popular section of the Woodvale Road. Affording high ceilings the interior comprises, 4 bedrooms over two floors, 2 reception rooms with lounge into bay, fitted kitchen incorporating built-in oven and hob and extended bathroom in white suite. The dwelling further offers upvc double glazed and single glazed wooden windows, recently installed gas central heating to include smart zoned heating and new radiators, corniced ceilings and has benefited from past improvements works via a grant aided scheme to include re-roofing. A most convenient position close to excellent local amenities with Woodvale park and Tesco shopping centre all within walking distance and the city only a short bus ride away makes this the perfect family home.

Immediate Inspection Highly Recommended

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		22
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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Entrance Hall

uPvc double glazed entrance door, cornice ceiling.

Lounge

14'2" x 11'4" (4.32 x 3.47)

Into bay, brick fireplace, cornice ceiling.

Dining Room

11'8" x 10'7" (3.58 x 3.24)

Panelled radiator, brick fireplace, tv shelf, single glazed window.

Kitchen

9'11" x 8'10" (3.03 x 2.71)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob,

stainless steel canopy extractor fan, **Bedroom**

fridge/freezer space, plumbed for washing machine, partly tiled walls, new uPvc double glazed window. Exposed timber floor, panelled radiator, cornice ceiling.

Rear Lobby

Panelled radiator.

Extended Bathroom

Classic white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator, extractor fan.

First Floor

Landing, single glazed windows.

Bedroom

11'9" x 16'1" (3.60 x 4.92)
Double panelled radiator

Second Floor

Landing, single glazed window.

Bedroom

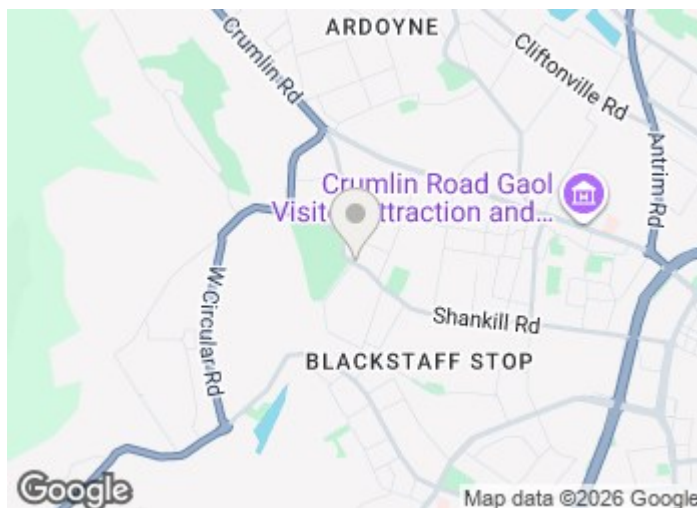
16'1" x 11'6" (4.92 x 3.52)
Double panelled radiator.

Bedroom

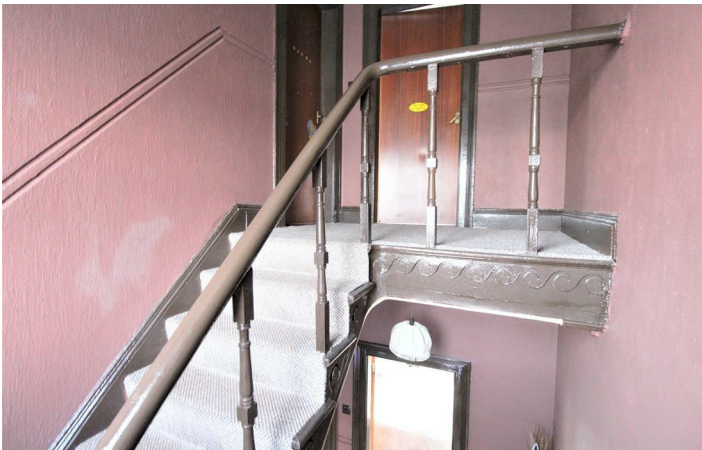
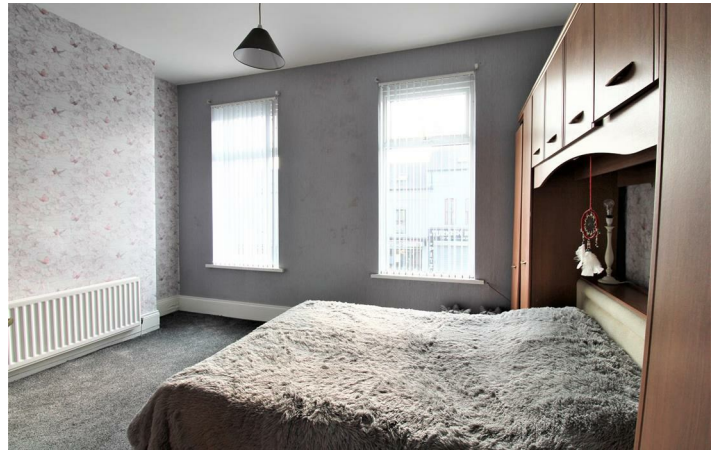
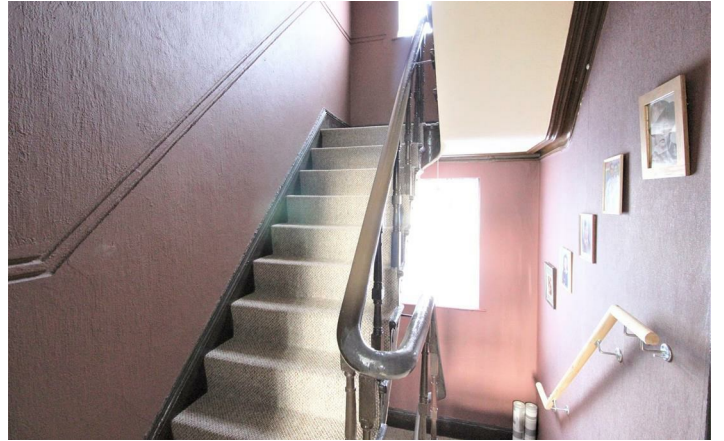
11'9" x 8'11" (3.59 x 2.73)
Panelled radiator.

Outside

Forecourt, enclosed rear yard.



Directions



Floor Plan

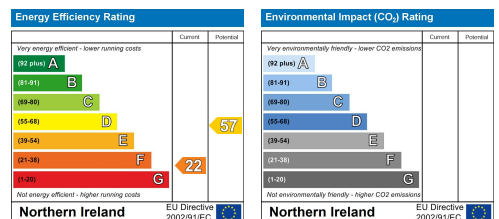
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Total Area: 114.7 m² ... 1235 ft²

All measurements are approximate and for display purposes only

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