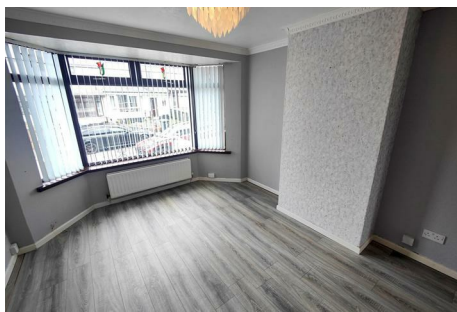
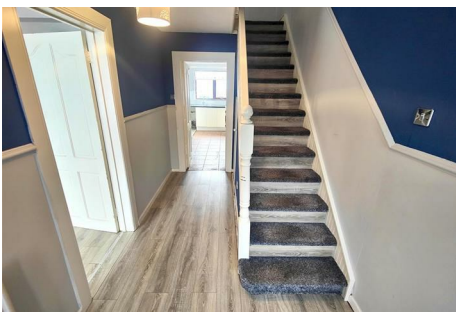




42 Woodvale Gardens , Belfast, BT13 3LL

O.I.R.O £124,950

Attractive Period Town House Holding A Prime Elevated Position Within This Ever Popular Residential Location.

An attractive period town house situated within this highly regarded and sought after location. The well presented accommodation comprises 3 bedrooms, through lounge with pvc double doors to rear, modern fitted kitchen with built-in under oven and hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, excellent energy rating and extensive use of wood laminate and ceramic floor coverings. A private hard landscaped rear garden combines with a most convenient location ideal for a first time buyer or investor alike - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		85
(81-91) B		
(69-80) C		50
(55-68) D		
(39-54) E		21-28
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

42 Woodvale Gardens

, Belfast, BT13 3LL



- Attractive Period Town Terrace
- Pvc Double Doors To Rear
- UPvc Double Glazed Windows
- Most Convenient Location
- 3 Bedrooms
- Modern Fitted Kitchen
- Oil Fired Central Heating
- Through Lounge
- Modern White Bathroom Suite
- Hard Landscaped Gardens

Entrance Hall

Pvc double glazed entrance door, understairs storage, wood laminate floor, panelled radiator,

Through Lounge

25'6" x 10'10" into bay (7.78 x 3.32 into bay)

Wood laminate floor, double panelled radiator x 2, pvc double doors.

Kitchen

15'1" x 8'4" at widest (4.60 x 2.56 at widest)

Stainless steel sink unit, excellent range of high and low level units, formica worktops, built-in under

oven, ceramic hob, fridge/freezer space, plumbed for washing machine, partly pvc panelled walls, ceramic tiled floor, panelled radiator, pvc door to rear.

First Floor

Landing, access to roofspace.

Bathroom

Modern white bathroom suite comprising panelled bath, electric shower unit, pedestal wash hand basin, low flush wc, pvc panelled walls, wood laminate floor, panelled radiator.

Bedroom

12'1" x 10'8" (3.70 x 3.26)
Panelled radiator.

Bedroom

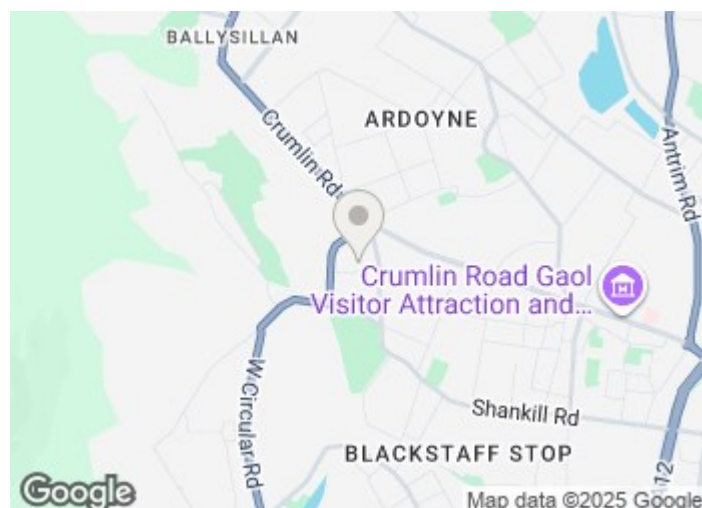
12'2" x 11'6" (3.71 x 3.51)
Panelled radiator.

Bedroom

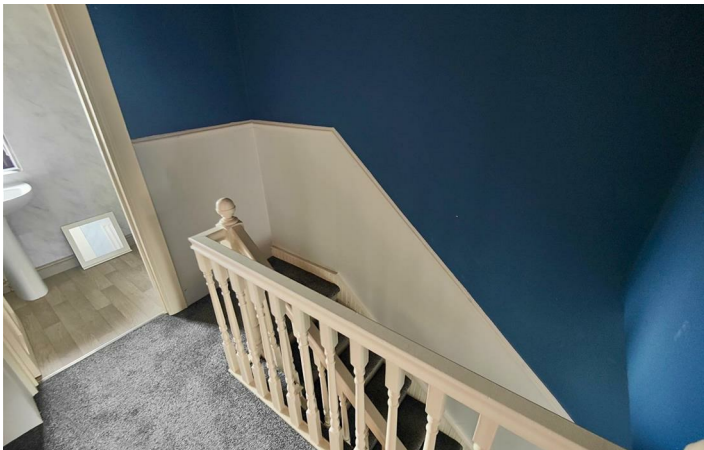
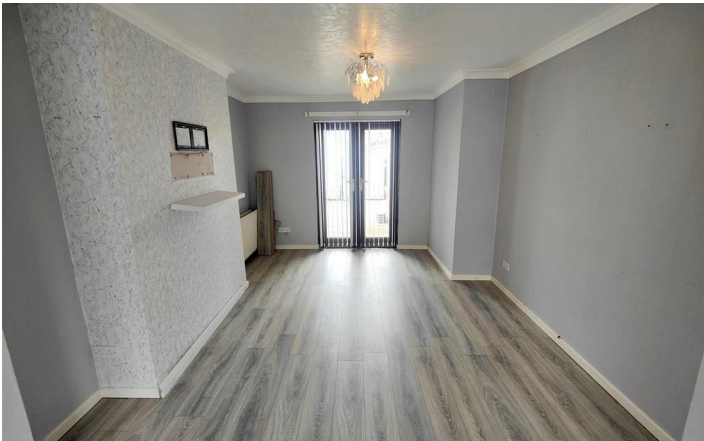
8'3" x 6'2" (2.54 x 1.89)
Built-in storage, panelled radiator.

Outside

Front garden in patio. Rear garden in patio, vertical panel fencing, pvc oil tank, boiler house, outside light and tap.



Directions



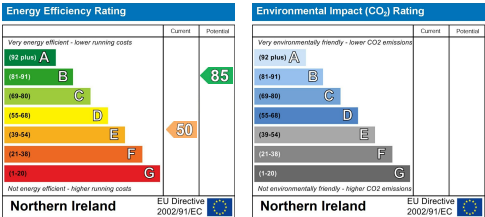
Floor Plan

42 Woodvale Gardens, BELFAST, BT13 3LL



Total Area: 77.8 m² ... 837 ft²
All measurements are approximate and for display purposes only

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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