

## 5 Woodland Avenue , Belfast, BT14 6BY

**Offers Around £189,950**

Red Brick Period Terrace Moments From Queen Victoria Park And Just A Short Commute To The City.

This is a superb opportunity to purchase a red brick period town terrace situated within this ever popular and most convenient residential location. The spacious interior comprises 6 bedrooms over two floors, 2 reception rooms to include spacious lounge into bay, fitted kitchen with informal dining and classic white bathroom suite to first floor. The dwelling further offers uPvc double glazed windows, gas fired central heating and superb potential for a fantastic family home or a project alike. Moments from the Queen Victoria Park and the excellent amenities of the Antrim Road and just a short commute to the City, the new university and the Cathedral Quarter makes this the perfect home - Internal inspection strongly recommended.

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

# 5 Woodland Avenue

, Belfast, BT14 6BY



- Handsome Red Brick Period Terrace
- Fitted Kitchen With Informal Dining
- Upvc Double Glazed Windows
- Rear City Garden
- 6 Bedrooms
- Classic White Family Bathroom To First Floor
- Moments From Queen Victoria Park
- 2 Reception Rooms
- Gas Central Heating
- Just A Short Commute To The City

## Entrance Porch

Hardwood entrance door, ceramic tiled floor.

## Entrance Hall

Upvc double glazed door, ceramic tiled floor, double panelled radiator.

## Lounge Into Bay

17'3" x 13'7" (5.28 x 4.16)

Attractive fireplace with tiled inset, wood laminate floor, double panelled radiator, cornice ceiling, picture rail.

## Living Room

13'0" x 12'1" (3.97 x 3.69)

Hole in the wall fireplace, wood laminate floor, double panelled radiator.

## Kitchen

13'6" x 11'3" (4.12 x 3.44)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, extractor fan, fridge/freezer space, plumbed for washing machine, double panelled radiator, ceramic tiled floor, partly tiled walls, understairs storage.

## Rear Lobby

Panelled radiator, hardwood door to rear.

## Bathroom

Classic white bathroom suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, double panelled radiator, ceramic tiled floor.

## First Floor

Landing, cornice ceiling.

## Bedroom

14'4" x 10'8" (4.39 x 3.26)

Built-in storage, double panelled radiator.

## Bathroom

White bathroom suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, panelled radiator, ceramic tiled floor, pvc walls.

## Bedroom

12'5" x 11'5" (3.79 x 3.50)

Cornice ceiling, picture rail, double panelled radiator.

## Bedroom

19'2" x 13'8" (5.85 x 4.17)

Cornice ceiling, picture rail, double panelled radiator.

## Second Floor

Landing, velux window, access to roofspace.

## Bedroom

10'8" x 12'5" (3.27 x 3.81)

Built-in storage, exposed timber flooring, double panelled radiator.

## Bathroom

Plumbed for low flush wc and shower cubicle, wash hand basin, panelled radiator, wall mounted gas boiler.

## Separate Wc

Matching low flush wc, panelled radiator.

## Bedroom

12'4" x 11'9" (3.76 x 3.59)

Cornice ceiling, double panelled radiator.

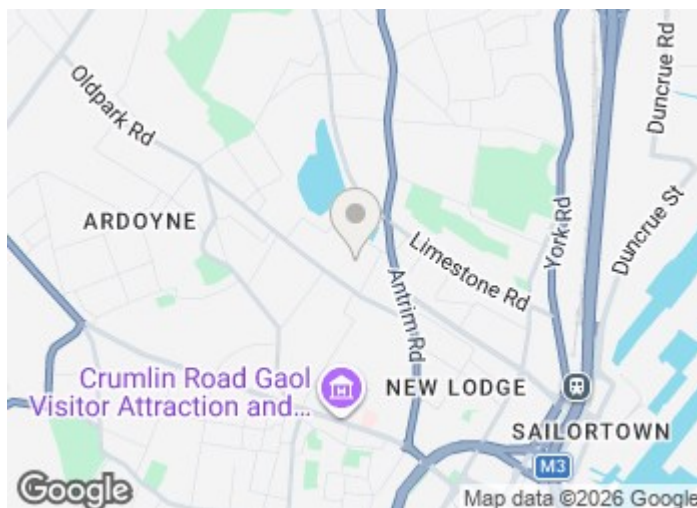
## Bedroom

13'7" x 19'3" (4.15 x 5.88)

Classic fireplace with wooden hearth, cornice ceiling, picture rail, double panelled radiator.

## Outside

Forecourt, enclosed rear yard leading to rear in garden.



## Directions



# Floor Plan

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