

TEMPLETON  
ROBINSON



Step into this beautifully refurbished mid terrace home, blending contemporary style with everyday comfort. Complementary to this is the quiet yet extremely convenient residential location just off the Bloomfield Road, within walking distance of shops and cafes.

The ground floor features living open plan to dining area plus study. There is a slick kitchen with breakfast bar area. Two double bedrooms and stylish bathroom complete the home, perfect for first time buyers, downsizers and investors alike.

Enjoy a private rear decked courtyard. For those who don't drive, there is a bus stop only a short walk away, as is the Comber Greenway.

Offers Over  
£149,950

28 Woodcot Avenue,  
Belfast,  
BT5 5JA

---

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Beautifully refurbished mid terrace home
- Lounge open plan to dining area
- Separate study
- Contemporary kitchen with built in appliances
- Two double bedrooms
- First floor bathroom
- Double glazing/Gas central heating
- Front forecourt/Enclosed decked courtyard
- Rewired/replumbed
- Walking distance to shops, restaurants and public transport
- Perfect for first time buyers and investors



The Property Comprises:

Upvc double glazed door to...

## Ground Floor

RECEPTION HALL: Oak herringbone style floor.



## STUDY :

LIVING/DINING ROOM 19' 11" x 10' 5" (6.07m x 3.18m) Measurements into square bay. Laminate oak herringbone style floor.



KITCHEN 12' 4" x 10' 3" (3.76m x 3.12m) Modern fully fitted kitchen, range of high and low level units, laminate work surfaces, built in AEG oven, 4 ring ceramic hob with extractor fan above, integrated fridge/freezer, additional built in cupboard, single drainer stainless steel sink unit with mixer tap, concealed built in Ideal gas fired boiler, part tiled walls, built in breakfast bar, hatch to roofspace, low voltage spotlights, oak laminate herringbone style floor, upvc double glazed access door to rear yard.





## First Floor

LANDING: Access to roofspace.

BEDROOM (1): 10' 10" x 8' 11" (3.3m x 2.72m)

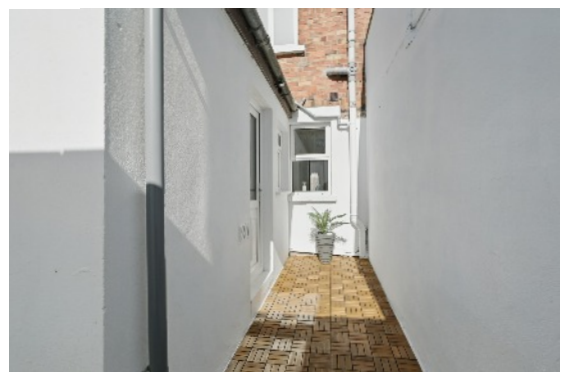
BEDROOM (2): 8' 11" x 8' 10" (2.72m x 2.69m)

BATHROOM: White suite comprising low flush WC, vanity unit with mixer tap, panelled bath with shower screen, built in shower unit with overhead shower, pvc tongue and groove ceiling, low voltage spotlight, extractor fan, heated towel rail.

## Outside

FRONT: Outside front forecourt.

REAR: Enclosed yard with artificial grass and decked area ideal for barbecuing and outdoor entertaining.



## Location:

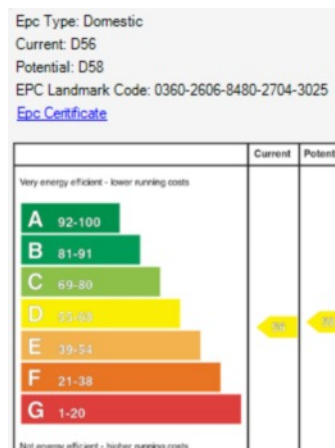
Woodcot Avenue is located just off the Bloomfield Road.



Sizes And Dimensions Are Approximate. Actual May Vary.

Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.