



ULSTER PROPERTY SALES

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NETWORK STRENGTH - LOCAL KNOWLEDGE



21 Woodvale Pass , Belfast, BT13 3FN

Superb Spacious Semi Detached Villa Within This Most Popular Location.

A superb opportunity to purchase a spacious semi detached villa holding an excellent site within this most popular and convenient residential location. The richly appointed accommodation comprises 3 bedrooms, lounge, modern fitted kitchen and classic white bathroom suite. The dwelling further offers partial upvc windows and entrance door, oil fired central heating and has undergone a programme of improvement works over a period time to include pvc rainwater goods, soffits and fascia.

An attached garage combines with private mature gardens and a most convenient location to make early viewing strongly recommended.

Offers In The Region Of £110,000

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

21 Woodvale Pass

, Belfast, BT13 3FN



- 3 Bedrooms
- Classic White Bathroom
- Attached Garage
- Lounge
- Partially Double Glazed Windows
- Semi Detached Villa
- Modern Fitted Kitchen
- Oil Fired Central Heating

Entrance Hall

Upvc double glazed entrance door, panelled radiator, wood laminate floor.

Lounge

16'0" x 12'6" (4.88 x 3.81)

Double panelled radiator, wood laminate floor.

Kitchen

16'1" x 8'9" (4.90 x 2.67)

Stainless steel single drainer sink unit, range of high and low level units, formica worktops, cooker space, fridge space, partly tiled walls, panelled radiator, understairs storage, glass panelled rear door, wood laminate floor.

First Floor

Landing, access to roofspace, corniced ceiling.

Bedroom

15'6" x 8'8" (4.72 x 2.64)

Built-in sliding robes, panelled radiator.

Bedroom

8'7" x 8'6" (2.62 x 2.59)

Panelled radiator.

Bedroom

11'0" x 6'9" (3.35 x 2.06)

Hot press, built-in robe, wood laminate floor, panelled radiator

Bathroom

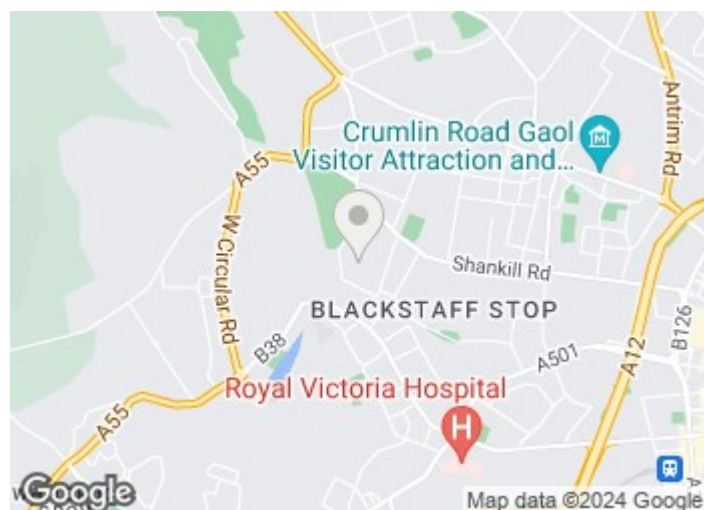
Classic white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c. pvc panelled walls and ceiling, ceramic tiled floor, chrome radiator.

Attached Garage

Up and over door, light and power oil tank, oil fired central heating boiler.

Outside

Paved front, enclosed side garden in lawn, off street car parking, pvc watergoods and soffits, outside light to front, outside tap.



Directions



Floor Plan

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