



16 Dhu Varren Crescent Woodvale, Belfast, BT13 3FL

**Offers In The Region Of
£79,950**

Double Extended Semi Detached Villa Set Within This Ever Popular Location

A fabulous opportunity to purchase a double extended red brick semi detached villa holding a prime position within this ever popular residential location. The extended interior comprises 3 bedrooms, lounge with double doors to dining area with extended fitted kitchen incorporating built-in high level oven and ceramic hob with extended bathroom in white suite. The dwelling further offers open entrance porch, pvc fascia and eaves, oil fired central heating, uPvc double glazed windows and built-in mirrored slide robes.

Conveniently positioned to the many excellent amenities offered by the Woodvale Road with excellent links to the City this is a home which offers superb potential.

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		33	60
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

16 Dhu Varren Crescent

Woodvale, Belfast, BT13 3FL



- Double Width Extended SDV
- Extended Fitted Kitchen
- uPvc Double Glazed Windows
- 3 Bedrooms
- Extended Bathroom in White Suite
- Oil Fired Central Heating
- 1 + Reception Room
- Pvc Fascia & Eaves
- Ever Popular Location

Entrance Hall

Open entrance porch, uPvc double glazed entrance door.

Lounge

11'10" x 14'7" (3.62 x 4.47)
Panelled radiator.

Double Dividing Doors:

Extended Kitchen

14'2" x 7'4" (4.33 x 2.26)
Bowl and a half coloured sink unit, extensive range of high and low level units, formica worktops, built-in high level oven, fridge/freezer space,

ceramic hob, extractor fan, plumbed for washing machine, partly tiled walls.

Dining Area

Rear Lobby

Double panelled radiator.

Extended Bathroom

White suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, double panelled radiator, hot press/copper cylinder.

First Floor

Landing.

Bedroom

11'1" x 9'1" (3.38 x 2.79)
Built-in mirrored slide robes, panelled radiator.

Bedroom

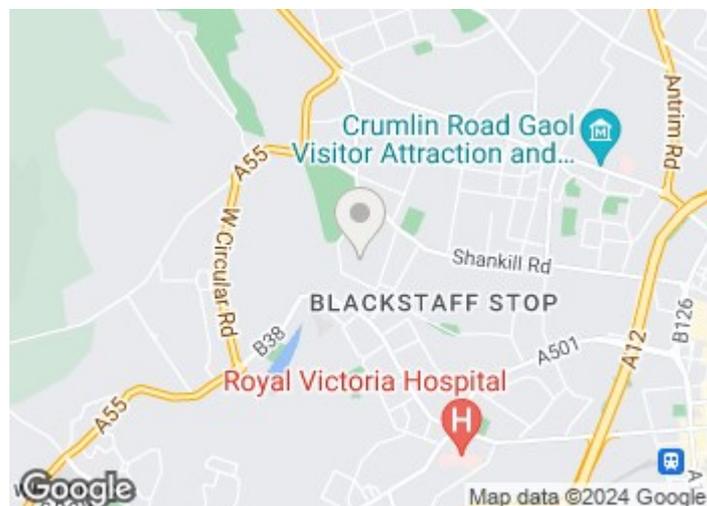
11'3" x 6'7" (3.45 x 2.02)
Panelled radiator, quarter panelled walls, wood strip floor.

Bedroom

8'1" x 7'3" (2.47 x 2.21)
Panelled radiator.

Outside

Forecourt, enclosed rear yard, oil tank, oil fired central heating boiler, outside tap.



Directions



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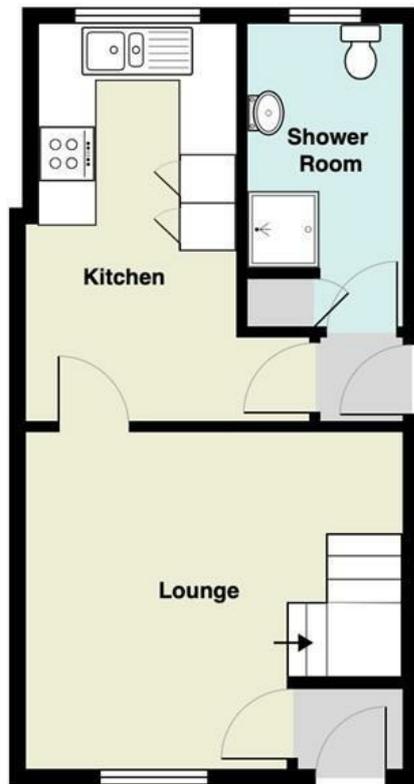
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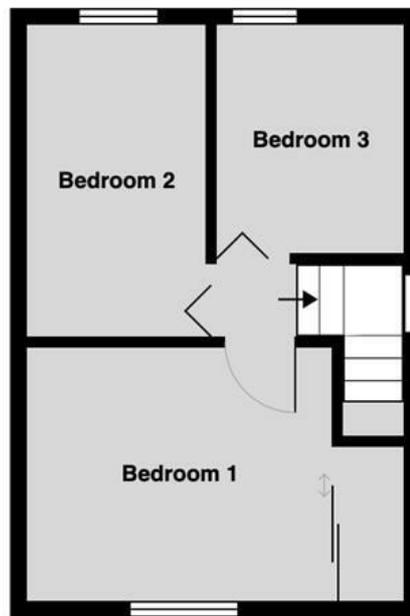
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Floor Plan

16, Dhu Varren Crescent, BELFAST, BT13 3FL



Ground Floor

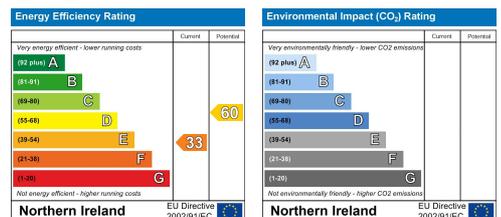


First Floor

Total Area: 57.1 m² ... 614 ft²

All measurements are approximate and for display purposes only

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