



79 Woodvale Road , Belfast, BT13 3BP

**Offers In The Region Of
£129,950**

A Stunning Period Residence With A Contemporary Interior Presented And Finished To The Highest Standard

This stunning 4 bedroom mid terrace property is located in a highly sought after area and boasts stylish and contemporary living throughout. The property has been tastefully decorated throughout in a modern style, creating a warm and welcoming atmosphere. The spacious lounge provides plenty of space for relaxing with the family or entertaining leading to the open plan fitted kitchen is both practical and stylish and provides plenty of space for preparing meals and entertaining guests. The kitchen is complemented by a separate utility room that provides additional storage space. Upstairs there are 4 spacious bedrooms, all of which are flooded with natural light, the bedrooms are serviced by a contemporary white bathroom that has been finished to a high standard with modern fixtures and fittings. The property also benefits from uPvc double glazed windows and gas central heating ensuring that it is both energy efficient and comfortable to live in. Externally the property overlooks a stone-built church, providing a picturesque backdrop to this stunning property. With its stylish and contemporary finish this property is the perfect choice for those looking for a modern family home in a highly sought after location.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

79 Woodvale Road

, Belfast, BT13 3BP



- Stunning Period Town House
- Contemporary Open Plan Kitchen
- Gas Central Heating
- Close To Local Amenities
- 4 Bedrooms
- Modern White Bathroom Suite
- Utility Room
- Lounge Into Bay
- uPvc D G Windows
- Highest Presentation

Enclosed Entrance Porch

uPvc double glazed entrance door.

Entrance Hall

Wood laminate floor, panelled radiator.

Lounge

11'6" x 15'8" (3.53 x 4.78)

Into bay, fireplace, double panelled radiator, wood laminate floor, under stairs storage.

Open Plan

Kitchen

11'8" x 12'0" (3.58 x 3.68)

Range of low level units, formica worktops, built-in under oven and hob, stainless steel canopy extractor fan, feature radiator, under stairs storage.

Utility Room

12'4" x 6'6" (3.77 x 1.99)

Single drainer ceramic sink unit, range of low level units, formica worktops, plumbed for washing machine, fridge/freezer space, panelled radiator, ceramic tiled floor, partly tiled walls, uPvc double glazed rear door.

First Floor

Landing, concealed gas boiler.

Bathroom

Contemporary white suite comprising walk-in shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, pvc panelled walls, feature radiator.

Bedroom

11'3" x 9'3" (3.45 x 2.83)

Wood laminate floor, panelled radiator.

Bedroom

11'10" x 15'8" (3.63 x 4.80)

Wood laminate floor, panelled radiator.

Second Floor

Built-in robe.

Bedroom

9'3" x 11'8" (2.83 x 3.56)

Wood laminate floor, Velux rooflight.

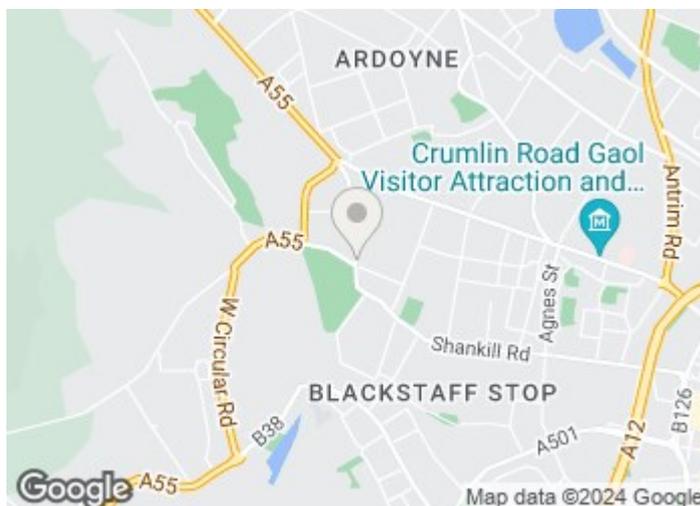
Bedroom

12'0" x 14'1" (3.66 x 4.31)

Wood laminate floor, panelled radiator, quarter panelled walls.

Outside

Forecourt, enclosed rear yard.

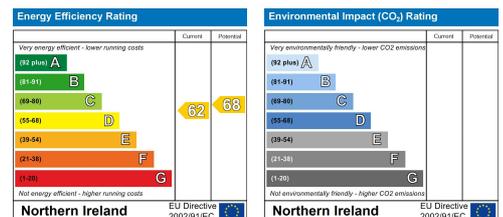


Directions



Floor Plan

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