



8 Woodvale Gardens , Belfast, BT13 3LL

**Offers In The Region Of
£114,950**

Extended Period Mid Terrace Holding a Prime Site Within This Highly Desirable Location

A magnificent opportunity to purchase an extended and modernised period mid terrace situated within this ever popular location. The extended interior comprises 3 bedrooms, 2 reception rooms with lounge into bay and living room, extended fitted kitchen and bathroom in white suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, extensive use of wood laminate and ceramic floor coverings and has been maintained and presented to a high standard over the years. Private gardens to front and rear combines with a most convenient location and low outgoings to make this the perfect home for young and old alike. Immediate viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(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	

8 Woodvale Gardens

, Belfast, BT13 3LL



- Extended modernised Period Town Terrace
- Classic White Bathroom Suite
- Highest Presentation
- 3 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Superb Location
- Extended Fitted Kitchen
- Gas Fired Central Heating

Entrance Hall

Upvc Double glazed entrance door, double panelled radiator, under stairs storage.

Lounge into Bay

12'7" x 11'3" (3.85 x 3.45)

Double panelled radiator, wood laminate floor.

Living Room

12'7" x 11'0" (3.85 x 3.36)

Attractive hardwood fireplace, tiled inset, double panelled radiator. Wood laminate floor covering.

Extended Kitchen

14'7" x 8'5" (4.46 x 2.59)

Single drainer stainless steel sink unit, extensive range of high and

low level units, formica worktops,

cooker space, plumbed for washing machine, fridge /freezer space, panelled radiator, partly tiled walls,

ceramic tiled floor. Upvc double glazed rear door.

First Floor

Landing Airing cupboard, gas boiler. radiator.

Bathroom

White suite comprising shower cubical thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, panelled radiator.

Bedroom

11'5". x 9'8" (3.48. x 2.95)

Wood laminate floor, panelled radiator.

Bedroom

12'0" x 12'0" (3.66 x 3.66)

Wood laminate floor, panelled radiator.

Bedroom

9'3" x 6'10" (2.84 x 2.09)

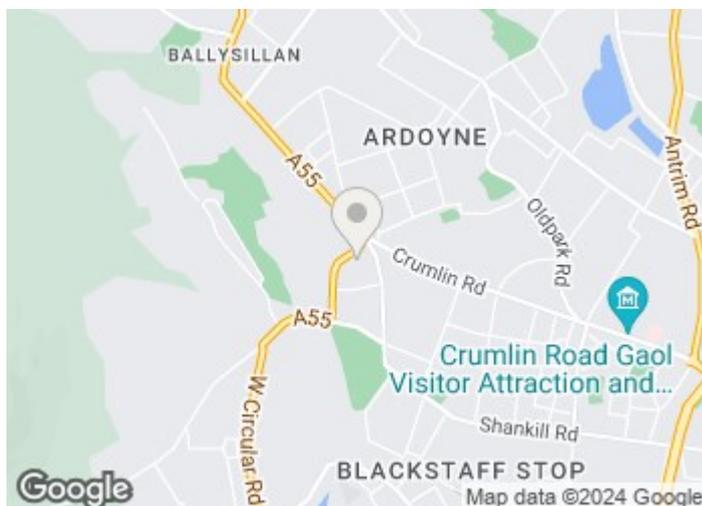
Wood laminate floor, panelled

Roofspace

Slingsby type ladder, insulated.

Outside

Gardens front and rear in stone chip and patio areas.



Directions



Floor Plan

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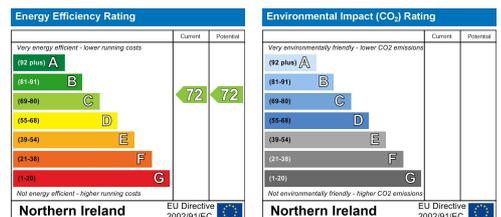
Ground Floor

First Floor

Total Area: 84.2 m² ... 906 ft²

All measurements are approximate and for display purposes only

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