



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	72	72
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

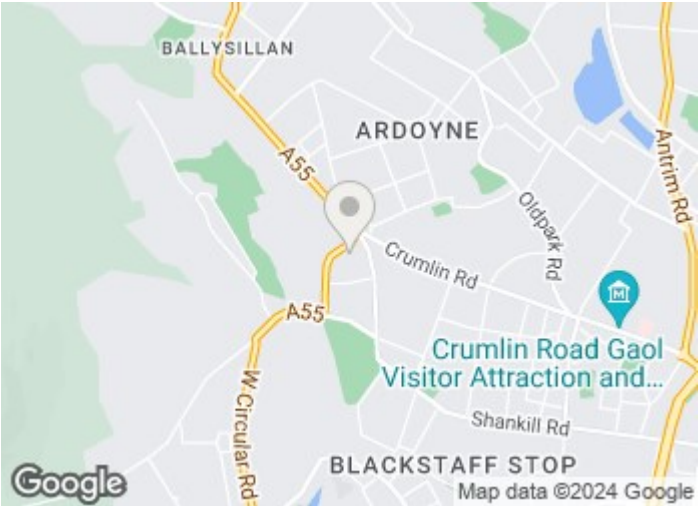
9'3" x 6'10" (2.84 x 2.09)  
Wood laminate floor, panelled radiator.

### Roofspace

Slingsby type ladder, insulated.

### Outside

Gardens front and rear in stone chip and patio areas.



### Directions





Floor Plan

8 Woodvale Gardens BELFAST BT13 3LL



Ground Floor

Total Area: 84.2 m² ... 906 ft²

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
<div>Very energy efficient - lower running costs</div> <div>(92 plus) <b>A</b></div> <div>(91-91) <b>B</b></div> <div>(89-88) <b>C</b></div> <div>(85-85) <b>D</b></div> <div>(83-84) <b>E</b></div> <div>(71-78) <b>F</b></div> <div>(55-65) <b>G</b></div> <div>Not energy efficient - higher running costs</div>	Current	Potential	<div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>(92 plus) <b>A</b></div> <div>(91-91) <b>B</b></div> <div>(85-85) <b>C</b></div> <div>(83-84) <b>D</b></div> <div>(71-78) <b>E</b></div> <div>(55-65) <b>F</b></div> <div>(39-48) <b>G</b></div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div>	Current	Potential
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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