

## 9 Woodvale Gardens , Belfast, BT13 3LL

**Offers Around £119,950**

Attractive Period Town House Within Ever Popular Residential Location.

An attractive period town house situated within this highly regarded and sought after location. The well maintained accommodation comprises 3 bedrooms, 2 reception rooms, fitted country style kitchen with built-in under oven and hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, excellent energy rating and extensive use of wood laminate floor coverings and built-in mirrored slide robes. A south facing rear garden combines with a most convenient location ideal for a first time buyer or investor alike - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>	64	65
EU Directive 2002/91/EC		

# 9 Woodvale Gardens

, Belfast, BT13 3LL



- Attractive Period Town Terrace
- Cottage Style Fitted Kitchen
- Gas Central Heating
- 3 Bedrooms
- Modern White Bathroom Suite
- South Facing Garden
- 2 Reception Rooms
- UPvc Double Glazed Windows
- Most Convenient Location

## Entrance Hall

Hardwood double glazed door, panelled radiator, understairs storage.

## Lounge Into Bay

12'8" x 10'11" (3.87 x 3.34)

Hole in wall fireplace, wood laminate floor, panelled radiator.

## Living Room

12'6" x 10'10" (3.82 x 3.32)

Wood laminate floor, double panelled radiator.

## Kitchen

7'11" x 8'2" (2.43 x 2.49)

Bowl and 1/2 stainless steel sink unit, range of cottage style high

and low level units, wood block style worktops, built-in under oven, ceramic hob, fridge/freezer space, plumbed for washing machine, wall mounted gas boiler, partly tiled walls, ceramic tiled floor, panelled radiator.

## First Floor

Landing, access to roofspace.

## Bathroom

Modern white bathroom suite comprising panelled bath, shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling, chrome radiator, recessed lighting.

## Bedroom

10'5" x 9'10" (3.19 x 3.01)

Built-in storage, double panelled radiator.

## Bedroom

12'2" x 9'3" (3.72 x 2.84)

Built-in mirrored slide robes, panelled radiator.

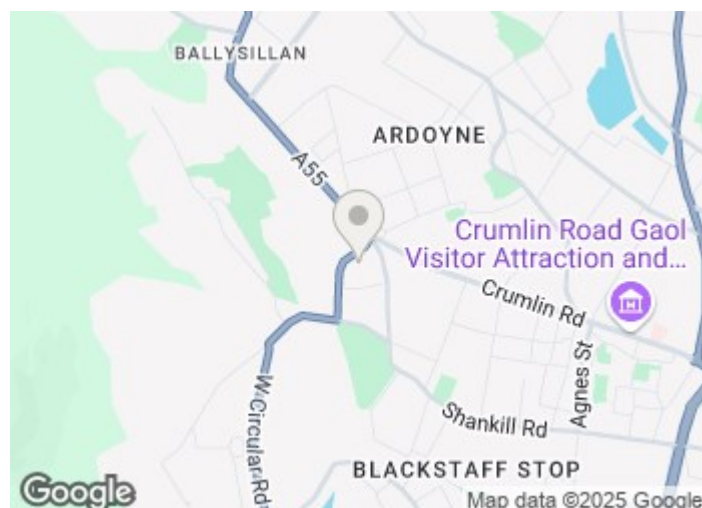
## Bedroom

8'1" x 6'7" (2.48 x 2.01)

Wood laminate floor, panelled radiator.

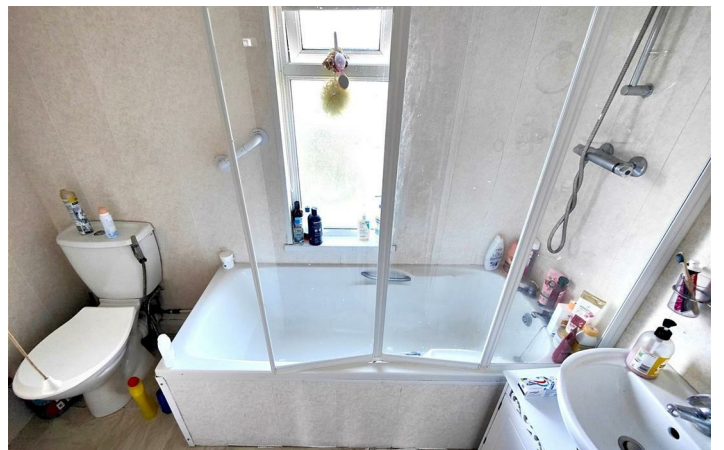
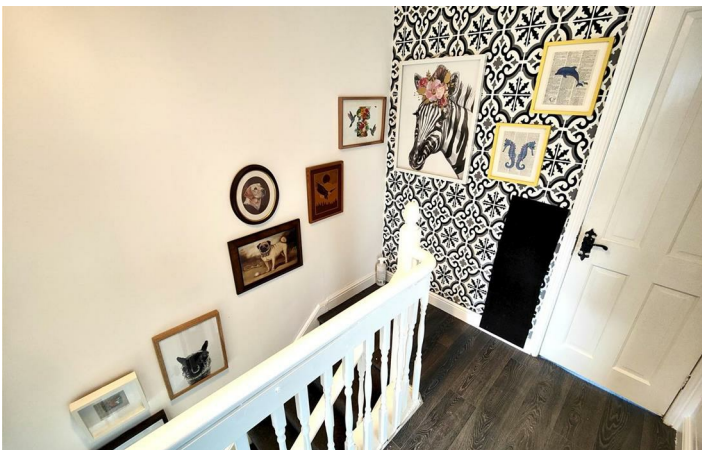
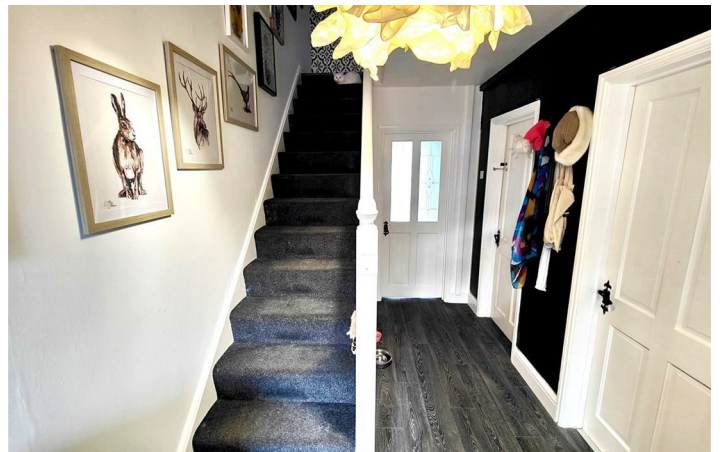
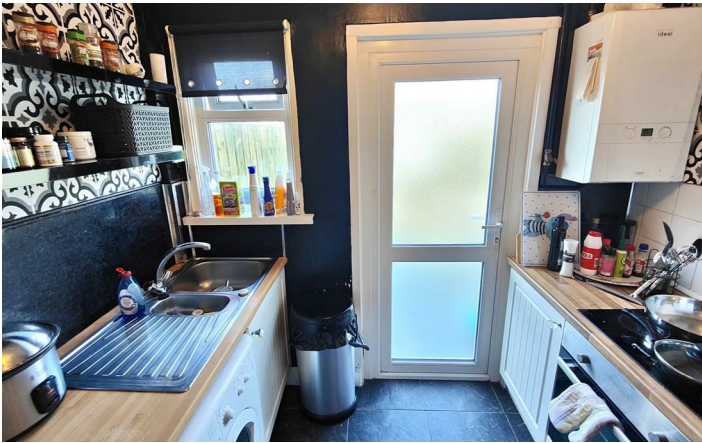
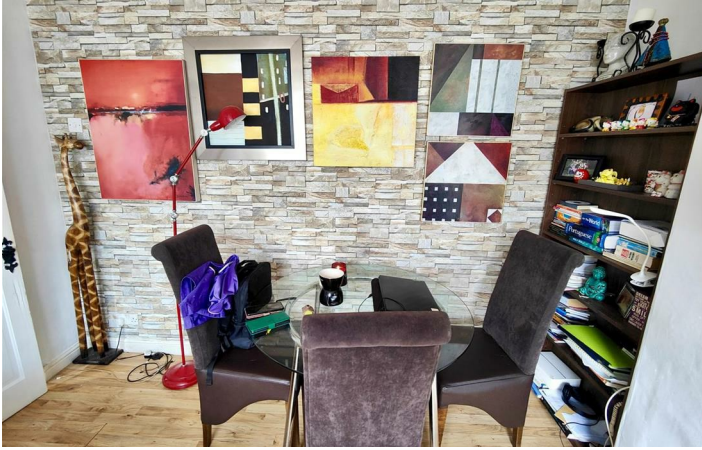
## Outside

Front garden in shrubs and patio, south facing rear garden in patio and mature lawn, outside light.



## Directions





Floor Plan

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.

