

## 116 Woodvale Road , Belfast, BT13 3BU

**Offers Over £164,950**

Stunning Red Brick Semi Detached Villa Extended And Modernised To The Highest Standard.

Holding a prime position within this most popular section of the Woodvale Road this stunning red brick extended semi detached villa will have immediate appeal. The richly appointed interior comprises 3 bedrooms, 2 reception rooms to include lounge into bay, modern fitted kitchen incorporating built-in under oven and ceramic hob and luxury white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating and has been maintained and present to the highest standard by the current owners. Private gardens with southerly aspect to rear with views over Woodvale Tennis Club towards Black Mountain add the finishing touches to a home which will not disappoint - Early Viewing is highly recommended.

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

# 116 Woodvale Road

, Belfast, BT13 3BU



- Stunning Red Brick Extended Semi Detached Villa
- Extended Modern Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms, Master Bedroom Into Bay
- Luxury White Bathroom Suite
- Maintained And Presented To The Highest Standard
- 2 Receptions Rooms
- Gas Central Heating
- Prime Position Within This Most Popular Section Of The Woodvale Road

## Enclosed Entrance Porch

### Entrance Hall

Upvc double glazed entrance door, partly panelled walls, wood laminate floor.

### Lounge Into Bay

14'9" x 12'0" (4.52 x 3.68)  
Attractive fireplace, electric inset, wood laminate floor, double panelled radiator.

### Living Room

12'5" x 11'8" (3.81 x 3.56)  
Multi-fuel wood burning stove, brick inset, wood laminate floor, double panelled radiator.

### Extended Kitchen

19'1" x 8'5" (5.82 x 2.57)  
Bowl and a half composite sink unit, extensive range of high and low level units, formica worktops, built-in under

oven, ceramic hob, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, tumble dryer space, plumbed for dishwasher, partly tiled walls, wood laminate floor, recessed lighting.

Dining Area - wood laminate floor, double panelled radiator, recessed lighting, uPvc double glazed door to rear.

### First Floor

Landing, built-in storage, concealed gas boiler.

### Bedroom

8'7" x 8'7" (2.62 x 2.62)  
Panelled radiator.

### Bathroom

Luxury white bathroom suite comprising

shower cubicle, drench shower, telephone hand set shower, vanity unit, low flush wc, partly tiled walls, featured radiator.

### Bedroom

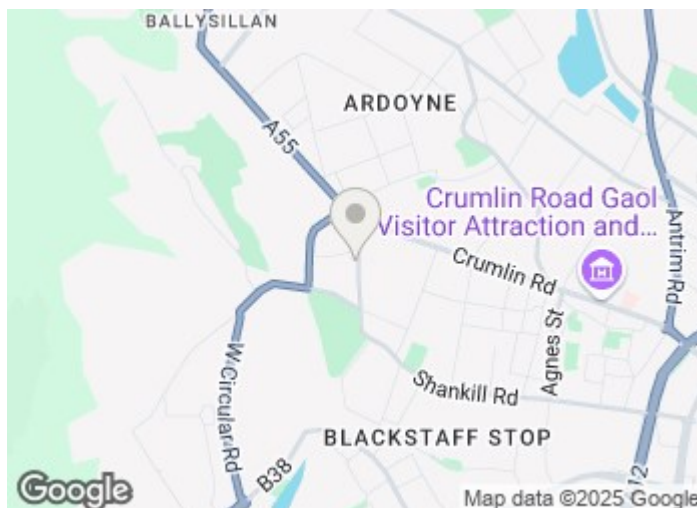
11'8" x 9'8" (3.56 x 2.97)  
Panelled radiator.

### Bedroom

16'6" x 14'9" into bay (5.05 x 4.50 into bay)  
Picture rail, corniced ceiling, double panelled radiator, built-in slide robes.

### Outside

Hard landscaped gardens front and rear in lawn, shrubs and flowerbeds, raised patio area, boilerhouse.

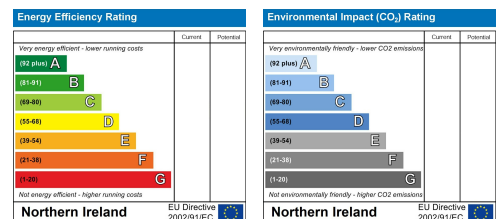


## Directions



# Floor Plan

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