

64 Mayo Street , Belfast, BT13 3AZ

Offers Over £125,000

Fantastic Opportunity To Purchase A Modern Constructed Semi Detached Villa In This Ever Popular Residential Location.

Holding an excellent site within a quiet section off the Woodvale Road, this superb modern constructed semi detached villa will have immediate appeal. The interior comprises 3 bedrooms, lounge with attractive electric fireplace, fitted kitchen incorporating dining area alongside downstairs cloakroom with low flush wc and classic bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating and has benefitted from insulation improvement works in recent years. Private hard landscaped rear garden in stone chippings makes this home ideally suited to young and old alike, immediate viewing is strongly 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

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- Modern Constructed Semi Detached Villa
- Fitted Kitchen With Dining
- Upvc Double Glazed Windows
- Excellent Site Within A Quiet Section Off The Woodvale Road
- 3 Bedrooms
- Classic Bathroom Suite
- Gas Central Heating
- Spacious Lounge
- Downstairs Cloakroom
- Insulation Improvement Works In Recent Years

Entrance Hall

Upvc double glazed entrance door, understairs storage, double panelled radiator.

Lounge

15'8" x 10'7" (4.79 x 3.25)
Attractive electric fireplace, double panelled radiator.

Kitchen/Dining

15'9" x 11'10" (4.82 x 3.63)
Single drainer stainless steel sink unit, range of high and low level units, formica worktop, cooker space, fridge/freezer space, plumbed for washing machine, partly tiled walls, double panelled radiator.

Rear Lobby

Upvc double glazed door to rear.

Furnished Cloakroom

Wash hand basin, low flush wc, partly tiled walls.

First Floor

Landing, built-in storage, concealed gas boiler.

Bathroom

Classic bathroom suit comprising panelled bath, wash hand basin, low flush wc, partly tiled walls, panelled radiator.

Bedroom

11'10" x 9'10" (3.62 x 3.01)
Double panelled radiator, access to roofspace.

Bedroom

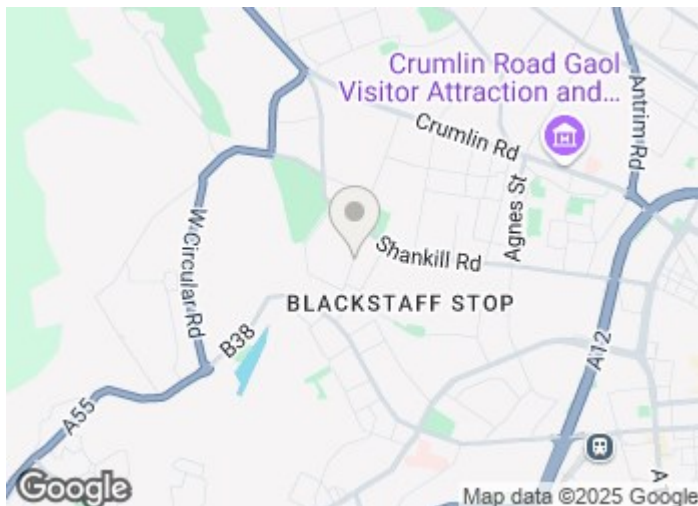
12'5" x 6'8" (3.81 x 2.04)
Built-in storage, built-in robes, double panelled radiator.

Bedroom

15'8" x 10'4" (4.78 x 3.17)
Double panelled radiator.

Outside

Private hard landscaped rear garden in stone chippings, coal bunker, outside light.

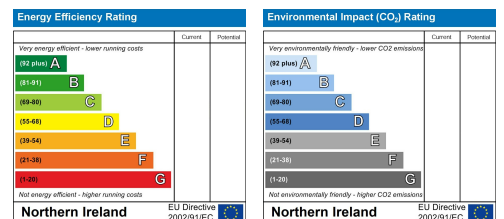


Directions



Floor Plan

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