

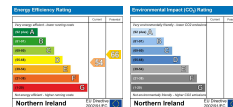


31 Woodvale Road

Belfast, BT13 3BN

Offers in excess of

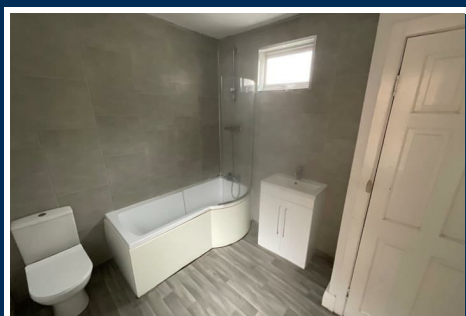
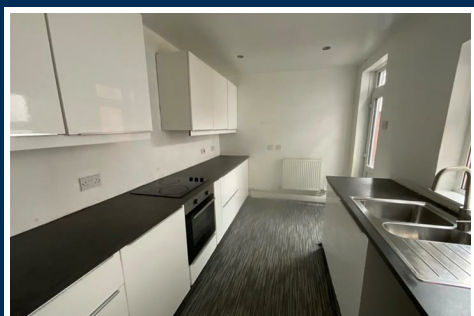
£109,950



# 31 Woodvale Road

, Belfast, BT13 3BN

Offers in excess of £109,950



A sizeable end terrace property in a sought after area which is sure to appeal to families, professionals and investors alike.

Internally this well proportioned dwelling comprises of an entrance hallway, open plan reception with ample dining space, modern fitted kitchen, classic white bathroom suite and four bedrooms laid out over two floors. Outside there are enclosed yards to the front and rear.

The property further benefits from gas fired central heating and full uPVC double glazing.

Woodvale Road is conveniently located close to many leading shops and amenities including Woodvale Park, Ballygomartin Tesco and a whole host of independent traders. It also shares excellent transport links with Belfast City Centre with the closest bus stop just seconds from the front door.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hallway

PVC front door with glass inset, wood laminate flooring, double panelled radiator, stairs leading to first floor

### Living Room 25'8" x 12'2", (7.83m x 3.71,)

Into bay, dual aspect windows allowing for plenty of

natural light, wood laminate flooring, 2 double panelled radiators, enclosed electricity meter, ample dining space

### Kitchen 15'2" x 8'7" (4.64m x 2.62m)

Modern fitted kitchen with both high and low level units and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer tap, integrated oven and hob, plumbed for a washing machine, fridge freezer space, double panelled radiator, vinyl flooring, access to rear yard

## First Floor

### Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath with shower attachment overhead, enclosed storage cupboard housing gas boiler, recessed lighting, access to roof space, double panelled radiator, vinyl flooring

### Front Bedroom 14'9" x 15'11" (4.52m x 4.86m)

Into bay, wood laminate flooring, double panelled radiator

### Rear Bedroom 10'10" x 10'5" (3.32m x 3.19m)

Wood laminate flooring, double panelled radiator

## Second Floor

### Front Bedroom 12'2" x 15'10" (3.72m x 4.84m)

Wood laminate flooring, double panelled radiator

### **Rear Bedroom 10'11" x 8'11" (3.33m x 2.72m)**

Velux window, eaves storage, double panelled radiator, wood laminate flooring

#### **Outside**

##### **Front**

Brick privacy wall with wooden entrance gate, paved enclosed yard

##### **Rear**

Spacious enclosed yard with access to entry



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.