

## 27a Woodvale Street, Belfast, BT13 3DB



- Impressive Extended Townhouse
- 2 Bedrooms
- 1 Reception
- Modern Fitted Shaker Style Kitchen
- Ground floor Shower Room
- High Internal Specification Throughout
- PVC Double Glazed
- Gas Fired Central Heating
- Popular Convenient Location

### PRICE Offers Over £94,950

*Beautifully presented throughout, this impressive extended town house is ideally positioned just off the Woodvale Road and is close to public transport and local shops. This home enjoys a well planned living layout with a spacious family lounge, modern fitted shaker style kitchen, ground floor shower room and two bedrooms. This home will ideally suit first time buyers and investors alike. An early viewing is highly recommended.*

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## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door into:

#### SPACIOUS FAMILY LOUNGE 20'0" x 11'9"

Ceramic floor tiling extending into kitchen.

#### MODERN KITCHEN 11'9" x 10'5"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include eye level ovens, separate four electric hob, and fridge freezer. Plumbed for washing machine. Tiled floor. Tiled walls. Skylight.

#### GROUND FLOOR SHOWER ROOM

Comprising shower cubicle with drench style shower and hand shower attachment, vanity unit with top mounted rounded wash hand basin and monoblock tap, button flush WC. Tiled walls. Tiled floor.

### FIRST FLOOR

Access to roof space.

#### BEDROOM 1 10'5" x 9'6"


Built in storage cupboard.

#### BEDROOM 2 9'6" x 6'10"

Built in storage cupboard.

### OUTSIDE

Small enclosed yard to rear.

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>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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