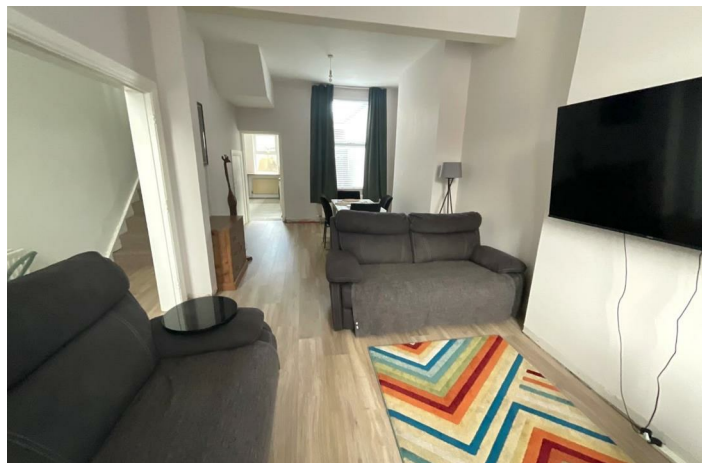
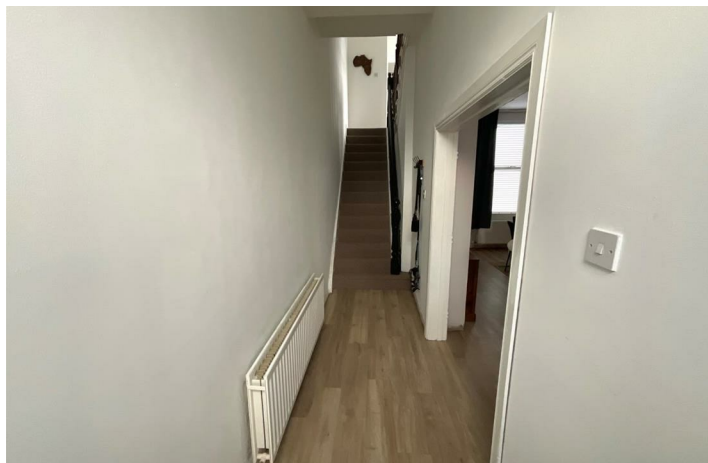
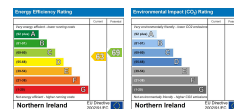




29 Woodvale Road  
Belfast, BT13 3BN

Offers in the region of  
**£119,950**



# 29 Woodvale Road

, Belfast, BT13 3BN

Offers in the region of £119,950



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

Internally this well proportioned dwelling comprises 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 Hall

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

### Living Room 26'4" x 11'6" (8.05m x 3.51m)

Dual aspect windows allowing for plenty of natural

light, under stair storage, two double panelled radiators, enclosed electricity meter, ample dining space

### Kitchen 12'11" x 8'1" (3.96m x 2.47m)

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

## First Floor

### Landing

Access to roof space

### Bathroom

Luxury three piece bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with electric shower overhead, enclosed storage cupboard housing gas boiler, tiled flooring, extractor fan

### Bedroom 1 14'2" x 15'8" (4.32m x 4.78m)

Into bay, double panelled radiator

### Bedroom 2 11'8" x 8'7" (3.56m x 2.64m)

Double panelled radiator

## Second Floor

### Landing

Access to roof space, panelled radiator

### Bedroom 3 11'2" x 15'7" (3.42m x 4.75m)

Double panelled radiator

## Bedroom 4 11'8" x 8'8" (3.57m x 2.66m)

Panelled radiator

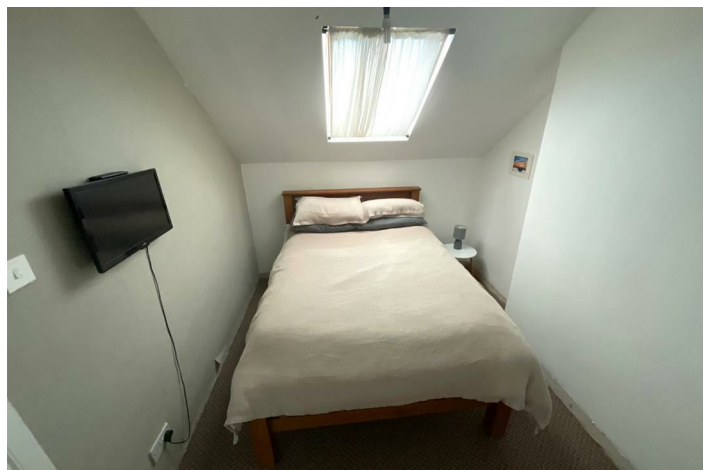
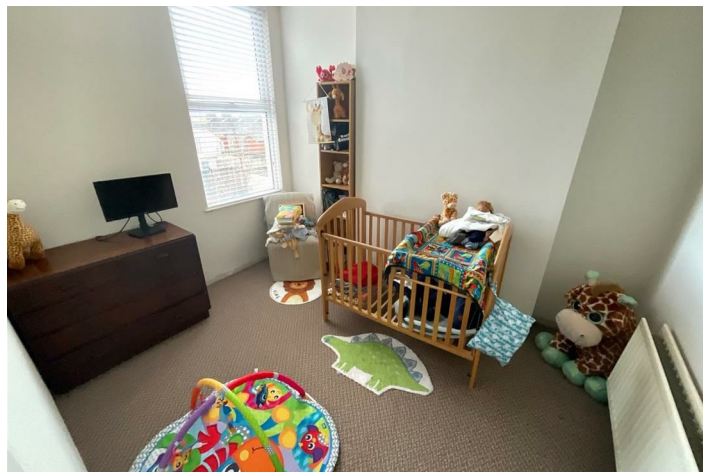
### Outside

#### Front

Brick privacy wall with wooden entrance gate, enclosed yard, gas meter access

#### Rear

Fully enclosed and paved yard, access to rear entry



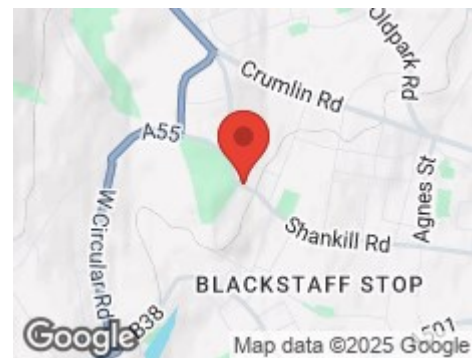
## Road Map



## 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.