



44 Woodvale Pass , Belfast, BT13 3FN

**Offers In The Region Of
£84,950**

Magnificent Extensively Refurbished Period Semi Detached Villa In Ever Popular Location.

A fabulous period semi detached villa holding a prime position within its ever popular location which has benefited from an extensive modernisation programme. The richly appointed interior comprises 2 bedrooms, lounge, excellent fitted kitchen with built in incorporating built-in oven and ceramic hob with dining area and bathroom in modern white suite. The dwelling further benefits from gas central heating, uPvc double glazed windows, wood laminate floor coverings and has undergone a programme of improvement works to include extensive re-plastering and re-roofing.

Internal inspection 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		66	72
EU Directive 2002/91/EC			

44 Woodvale Pass

, Belfast, BT13 3FN



- Extensively Refurbished Period Semi Detached Villa
- Kitchen With Dining Area
- Gas Central Heating
- 2 Bedrooms
- Modern White Bathroom Suite
- Re-Roofed & Re-Plastered
- Lounge
- uPvc Double Glazed Windows
- Most Convenient Location

Entrance Hall

Upvc entrance door, wood laminate floor.

Lounge

12'0" x 10'4" (3.66 x 3.16)

Wood laminate floor, panelled radiator, recessed lighting.

Kitchen

13'7" x 7'11" (4.16 x 2.42)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven, ceramic hob, stainless steel canopy extractor fan, fridge/freezer

space, plumbed for washing machine, partly tiled walls, double panelled radiator, recessed lighting, pvc door to rear.

Dining Area.

First Floor

Landing

Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand set, pedestal wash hand basin, low flush wc, panelled radiator, partly tiled walls, recessed lighting.

Bedroom

14'0" x 9'3" (4.28 x 2.82)

Panelled radiator.

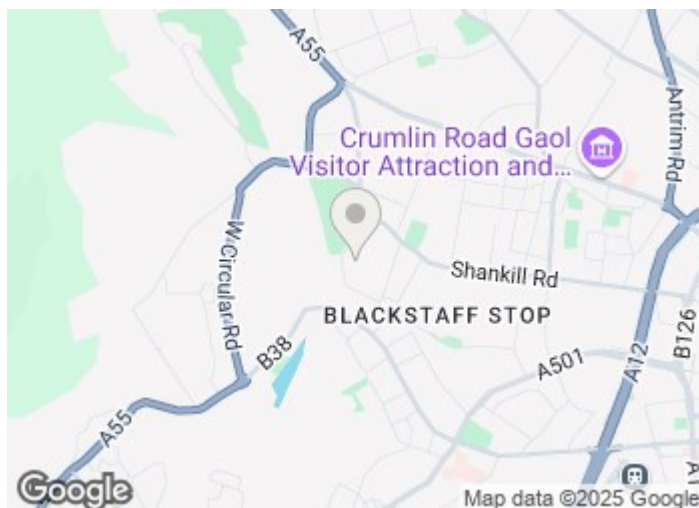
Bedroom

6'7" x 11'1" (2.01 x 3.38)

Panelled radiator.

Outside

Forecourt and rear yard

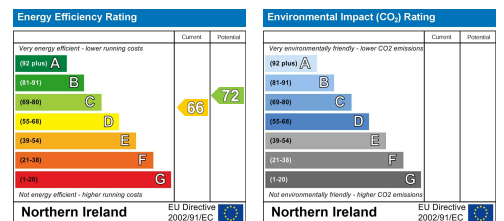


Directions



Floor Plan

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