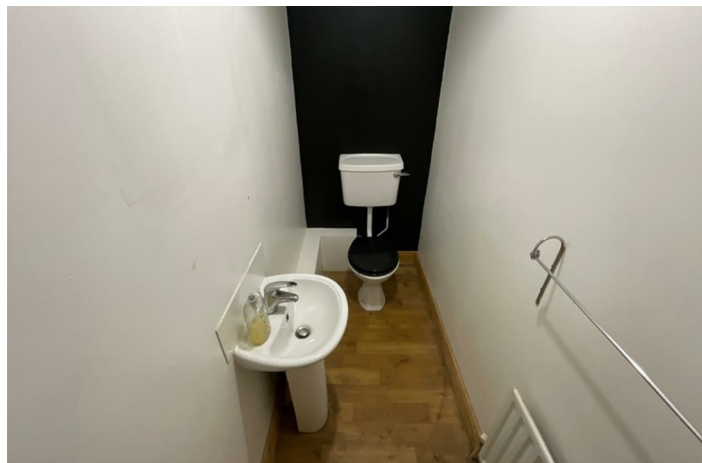
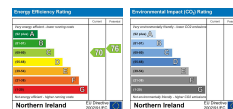




92 Woodvale Avenue  
Belfast, BT13 3EX

Per month

£650 Per month



# 92 Woodvale Avenue

, Belfast, BT13 3EX

£650 Per month



A well presented townhouse in a highly regarded residential location which is sure to appeal to professionals and growing families alike.

Internally the dwelling comprises of an entrance hallway, bright reception, downstairs WC, fitted kitchen with dining space, classic white bathroom suite and three well proportioned bedrooms. Outside there is a spacious enclosed rear yard.

The property further benefits from gas fired central heating, uPVC double glazing and stunning city and park views.

Woodvale Avenue 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 minutes from the front door.

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

## Ground Floor

### Entrance Hall

Hardwood front door, wood laminate flooring, enclosed electricity meter, panelled radiator, access to first floor

### Living Room 13'10" x 11'11" (4.24m x 3.64m)

Under stair storage, wood laminate flooring, double panelled radiator, enclosed gas meter

## Downstairs WC

Low flush WC, pedestal wash hand basin, vinyl flooring, panelled radiator

## Kitchen 9'10" x 15'1" (3.00m x 4.61m)

A wide range of high and low level units and contrasting worktops, stainless steel sink and drainer with mixer taps, plumbed for a washing machine, fridge freezer space, double panelled radiator, vinyl flooring, ample dining space, wall mounted gas boiler, access to rear yard

## First Floor

### Landing

Enclosed storage cupboard, access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, double panelled radiator, extractor fan

### Front Bedroom 13'0" x 8'3" (3.98m x 2.53m)

Park views, panelled radiator

### Rear Bedroom 11'10" x 8'3" (3.62m x 2.52m)

Stunning city views, enclosed storage cupboard, panelled radiator

### Third Bedroom 8'11" x 6'4" (2.73m x 1.95m)

Park views, enclosed storage cupboard, panelled radiator

## Outside

Enclosed paved rear yard with patio area



## 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.