



30 Pandora Street, Belfast, BT12 5PR

Price Guide £110,000

Conveniently located just off the Donegall Road, this mid terrace property is within walking distance to a range of amenities including the City Hospital, Belfast City Centre & Boucher Road. Bright and spacious throughout the accommodation comprises two good sized bedrooms, large living / dining room, modern fitted kitchen and first floor bathroom suite. Gas fired central heating and double glazed windows are also in place. Outside there is an enclosed yard to rear. With similar properties in the area selling fast view now to avoid disappointment.

- Excellent Mid-Terrace Property
- Modern Fitted Kitchen
- First Floor Bathroom Suite
- Gas Central Heating / PVC Double Glazed Windows
- Convenient Location
- Open Plan Living / Dining
- Two Good Sized Bedrooms
- Floored Roof Space
- Ideal First Time Buy / Investment

Energy Efficiency Rating		Current	Potential
(92-100)	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			

EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Solid hardwood front door. Laminate flooring.

LIVING ROOM 20'8" x 9'6" (6.3 x 2.9)



Electric fire. Laminate flooring.

OPEN PLAN 20'8" x 9'6"



Under stairs storage.

DINING ROOM



Laminate flooring.

KITCHEN 10'2" x 5'2" (3.1 x 1.6)



Excellent range of high and low level units, stainless steel sink unit with mixer tap, built in oven with 4 ring electric hob, plumbed for washing machine, extractor fan, part tiled walls and tiled flooring.

ON THE FIRST FLOOR



Access to floored roof space via slingsby ladder. Laminate flooring and storage in eaves.

BEDROOM ONE 12'9" x 9'10" (3.9 x 3.0)



Gas boiler.

BEDROOM TWO 9'10" x 7'2" (3.0 x 2.2)



Vinyl flooring.

BATHROOM



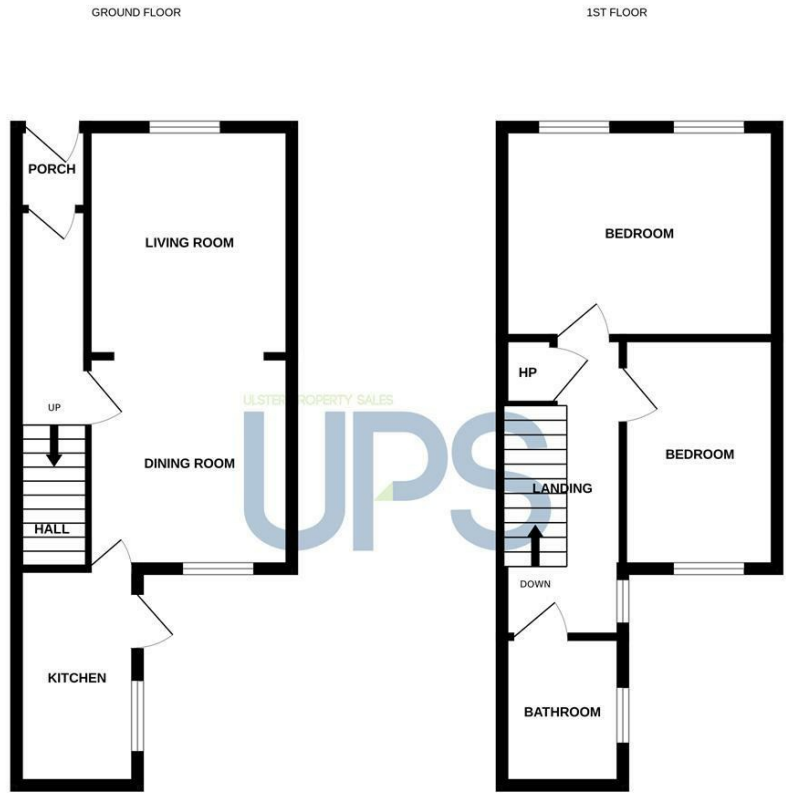
White suite comprising low flush W.C, wash hand basin with built in vanity unit, panel bath with electric shower, heated towel rail, part tiled walls and tiled flooring.

OUTSIDE



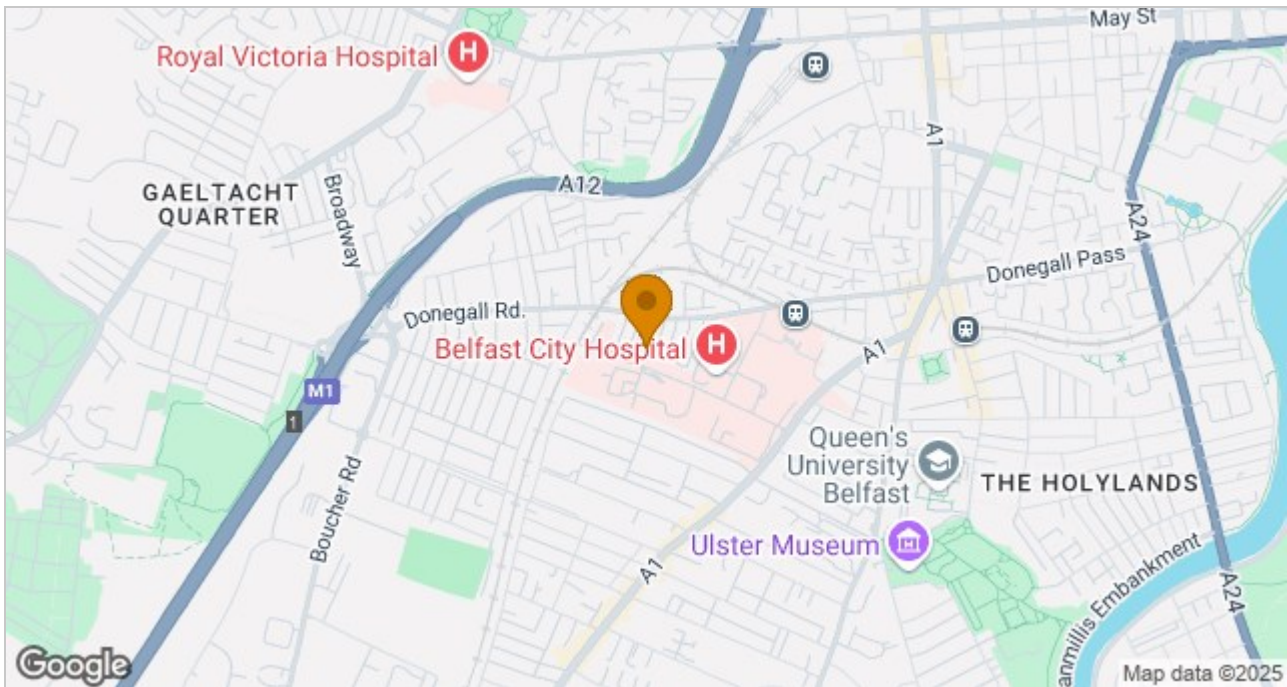
Enclosed yard to rear.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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