


139 Donegall Avenue, Belfast,
County Antrim, BT12

Asking Price: £144,950

 **Reeds Rains**

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EPC Rating: C

DESCRIPTION

We are delighted to welcome to the market this substantial three storey townhouse situated just off the Donegall Road. The property is walking distance from the Belfast City Centre, Boucher & Lisburn Roads and Belfast City Hospital.

Internally, the home offers impressive accommodation throughout with the ground floor comprising a bright living room, spacious kitchen and dining room, and a downstairs wc. The first floor provides two superb double bedrooms and a shower room suite. The second floor of the property has a large double bedroom, a dressing room and an additional shower room. Externally, there is a very spacious and enclosed rear yard. The property further benefits from PVC double glazing and a gas fired central heating central.

GROUND FLOOR

Living Room

12'11" x 10'4" (3.94m x 3.15m)

A bright living room with laminate flooring and an outlook to the front of the property.

Kitchen

18'6" x 10'6" (5.64m x 3.2m)

A very spacious kitchen and dining room with an excellent range of high and low level units, wash hand basin with mixer tap, electric hob and oven, and concealed extractor hood. The kitchen has been finished with a laminate floor and partially tiled walls, and has also been plumbed for a washing machine and drier.

Downstairs WC

There is a wash handbasin with mixer taps and a low flush wc. The room has vinyl flooring.

FIRST FLOOR

Bedroom Two

16'10" x 12'10" (5.13m x 3.9m)

An excellent double bedroom with laminate flooring and an outlook to the front.

Bedroom Three

13'8" x 10'6" (4.17m x 3.2m)

A very generous third double bedroom with laminate flooring and an outlook to the rear yard.

Main Shower Room

6'11" x 6'9" (2.1m x 2.06m)

The shower room includes a large shower cubicle with a thermo-controlled shower unit, wash hand basin with mixer tap and tiled splashback, and a low flush wc. The shower room has been finished with a vinyl floor.

SECOND FLOOR

Bedroom One

16'6" x 13'1" (5.03m x 4m)

Another impressive double bedroom with laminate flooring and an outlook to the front of the property.

Dressing Room

8'10" x 5'11" (2.7m x 1.8m)

An additional room suitable for a wide range of uses, this could include a home office, walk in wardrobe or just for storage.

Shower Room

8'10" x 4'4" (2.7m x 1.32m)

There is a shower cubicle, low flush wc and basin with mixer tap.

OUTSIDE

There is a very generous rear yard with an outside tap.

Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

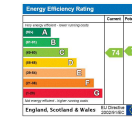
All Measurements are Approximate.

Laser Tape Clause

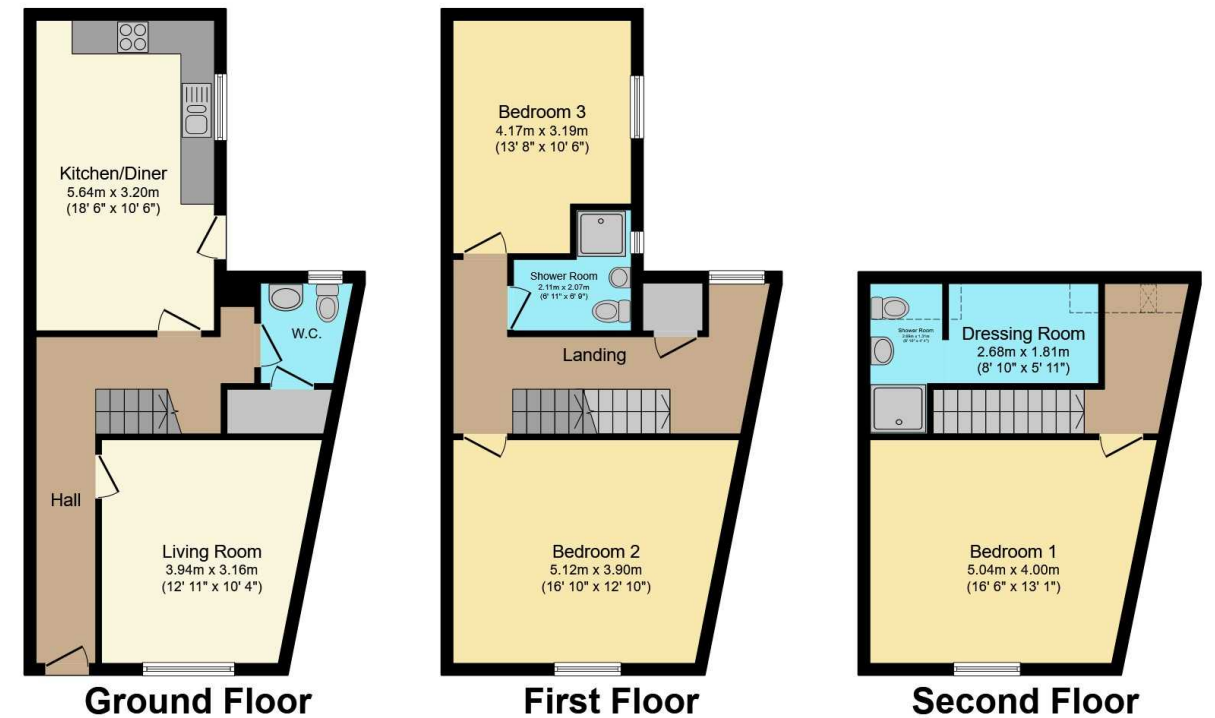
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 132.0 m² (1,420 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Other important information which you will need to know about this property can be found at reedsrains.co.uk