



325 Donegal Road, Belfast, BT12 6FQ

Price Guide £130,000

This attractive red brick mid terrace property is situated conveniently on the Donegal Road and is well positioned with Belfast City Hospitals and Royal Victoria Hospital both within walking distance along with City Centre and Queens University. The property has been priced To allow for extensive modernisation throughout and comprises open plan living / dining area, fitted kitchen, four good sized bedrooms & first floor bathroom suite. Outside there is paved area to front with enclosed yard to rear. With similar properties in the area selling fast early viewing is advised.

- Attractive Red Brick Mid Terrace Property
- Open Plan Living / Dining
- Priced To Allow For Extensive Modernisation
- Oil Fired Central Heating
- Four Good Sized Bedrooms
- Large Fitted Kitchen
- Partial Double Glazed Windows
- Convenient Location

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE HALL



PVC front door and vinyl flooring. Feature cornice

LIVING / DINING 21'11" x 9'10" (6.7 x 3.0)



feature cornice.

KITCHEN 16'0" x 6'2" (4.9 x 1.9)



Excellent range high and low level units, stainless steel sink unit with mixer tap,

plumbed for washing machine, part tiled walls and vinyl floor. Under stairs storage.

ON THE FIRST FLOOR

Built in storage.

BEDROOM ONE 13'1" x 10'5" (4.0 x 3.2)



BEDROOM TWO 10'9" x 7'10" (3.3 x 2.4)



Built in storage.

BATHROOM



Suite comprising panel bath with electric shower, pedestal wash hand basin, low flush w.c, part tiled walls and vinyl floor.

ON THE SECOND FLOOR

BEDROOM THREE 13'1" x 10'9" (4.0 x 3.3)

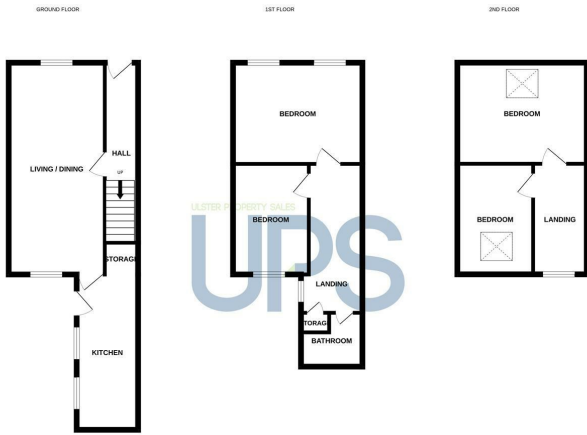


BEDROOM FOUR 10'5" x 7'10" (3.2 x 2.4)

OUTSIDE

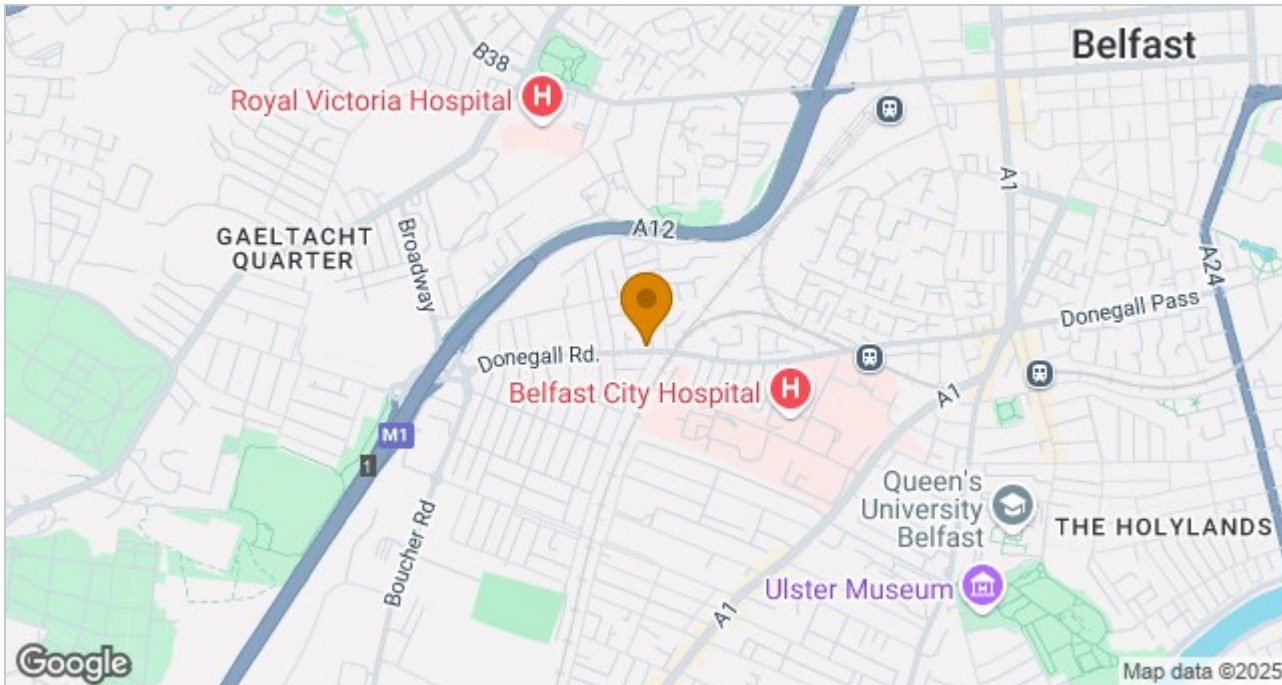
Paved front with enclosed yard to rear.
Outside tap.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan, we do not warrant its accuracy. It is for guidance only and should not be used as a basis for any purchase. The original floorplan should be used for all legal purposes. Map data ©2025

Area Map



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.

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