



## 16 Pandora Street, 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. The accommodation comprises two good sized bedrooms, living room open plan to dining area, modern kitchen and first floor shower suite. Oil 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.

- Mid-Terrace Property
- Modern Fitted Kitchen
- First Floor Shower Suite
- Convenient to Belfast City Centre
- Chain Free
- Open Plan Living / Dining
- Two Good Sized Bedrooms
- Oil Central Heating / Double Glazed Windows
- Ideal First Time Buy / Investment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		45	57
EU Directive 2002/91/EC			



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE**



Vinyl wood effect flooring.

**LIVING ROOM**



**OPEN PLAN 20'8" x 9'10" (6.3 x 3.0)**



**DINING ROOM**



Under stairs storage.

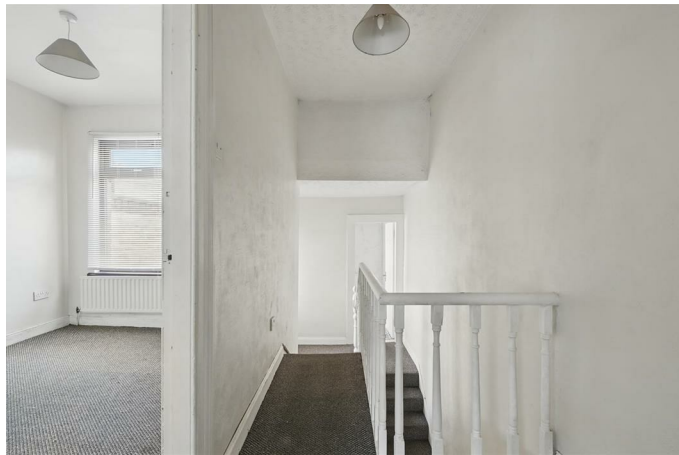
**KITCHEN 12'9" x 8'2" (3.9 x 2.5)**



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 and part tiled walls.



## ON THE FIRST FLOOR



## BEDROOM ONE 13'1" x 9'10" (4.0 x 3.0)



## BEDROOM TWO 9'10" x 7'10" (3.0 x 2.4)



Built in storage.

## SHOWER SUITE 6'6" x 6'6" (2.0 x 2.0)

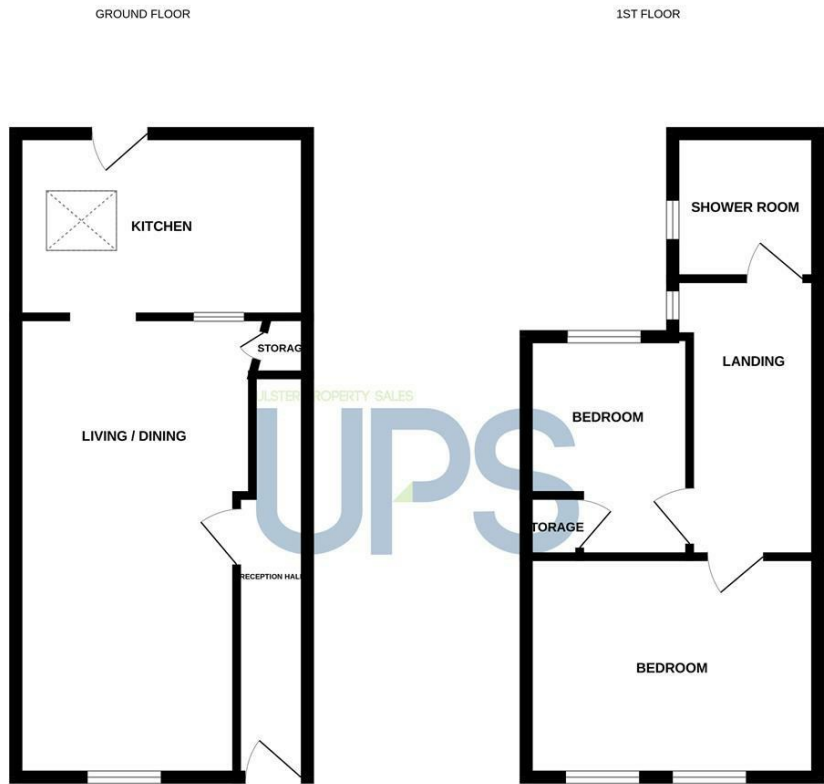


White suite comprising low flush W.C, pedestal wash hand basin, electric shower and fully pvc cladded walls.

## OUTSIDE

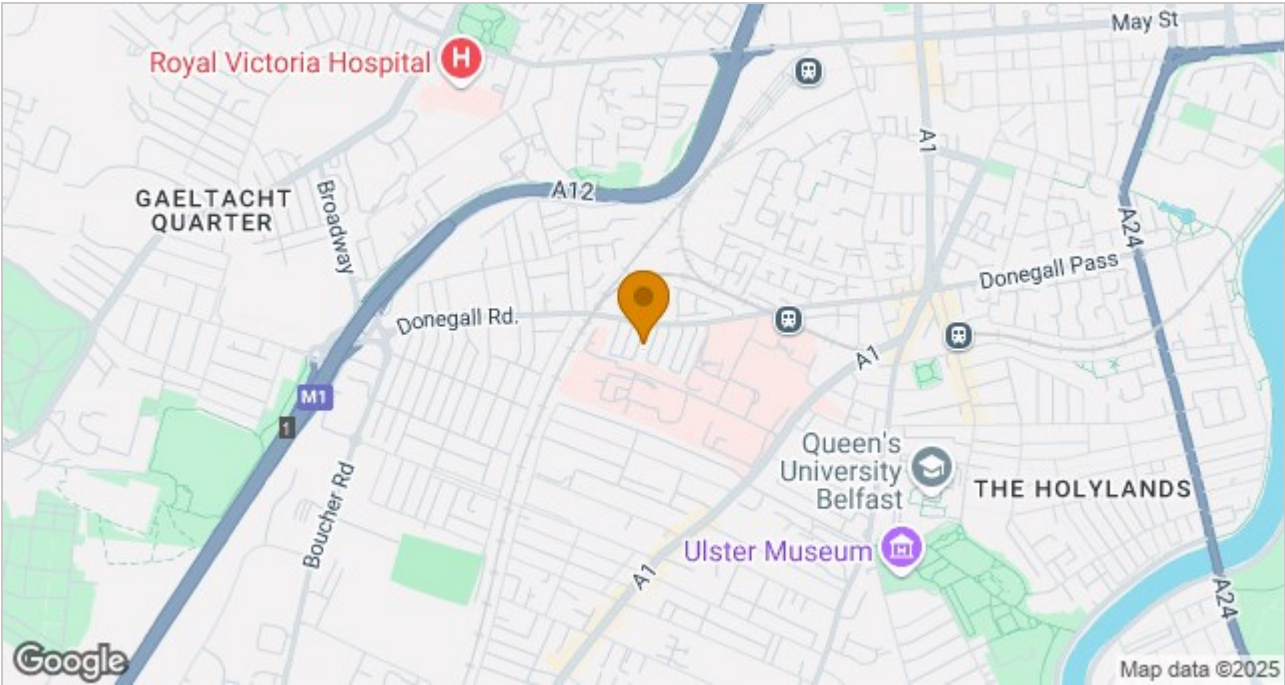
Enclosed yard to rear.

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.  
Made with Metropix C2025

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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