

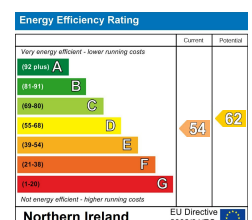


## 135 Donegall Avenue, Belfast, BT12 6LT

**Price Guide £135,000**

Located on the popular Donegall Avenue, just between Tates Avenue and Donegall Road this well presented mid terrace property is within easy walking distance to a wide range of amenities including the City Hospital, Queens University, the City Centre & excellent public transport links. Likely to appeal to both investors or first time buyers alike, the accommodation comprises spacious open plan living / dining, fitted kitchen, downstairs bathroom, three bedrooms & storage / study. Gas fired central heating and PVC double glazing have also been installed. Similar properties in the surrounding area are proving popular therefore early viewing is recommended.

- Excellent Mid-Terrace Property
- Large Fitted Kitchen
- Downstairs Bathroom
- Partial Double Glazed Windows
- Chain Free
- Open Plan Living To Dining Room
- Three Good Sized Bedrooms
- Gas Fired Central Heating
- Ideal First Time Buy / Investment





**THE ACCOMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Pvc front door

**LOUNGE OPEN PLAN DINING 20'4" x 13'5"  
(6.20 x 4.09)**



Laminate wood flooring. Electric fireplace and built in shelving.

**KITCHEN 17'1" x 6'3" (5.21 x 1.91)**



Range of high and low level units formica work surfaces, stainless steel sink unit, extractor fan, plumbed for washing machine, part tiled walls and tile flooring.

**DOWNSTAIRS BATHROOM 7'10" x 6'7" (2.39  
x 2.01)**



Low flush, wash hand basin with built in vanity unit, panel bath with shower over, heated towel rail and tiled flooring.

**ON THE FIRST FLOOR**

**BEDROOM ONE 12'2" x 10'2" (3.71 x 3.10)**



Built in storage, laminate flooring and Gas boiler

**BEDROOM TWO 9'6" x 7'3" (2.90 x 2.21)**



Built in robe. Laminate flooring.

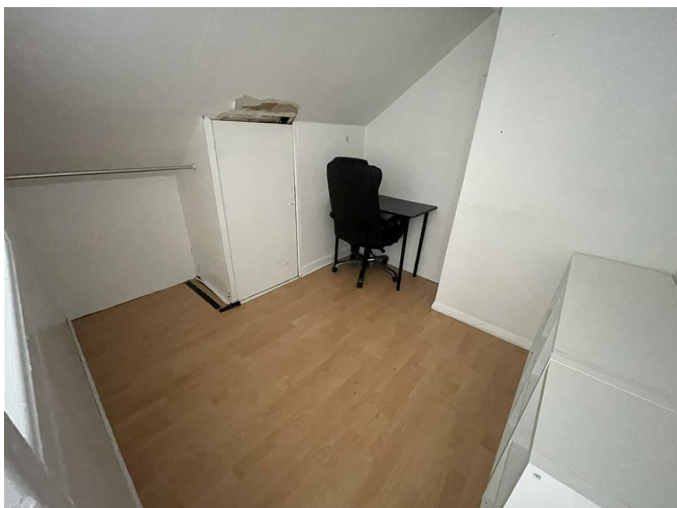
**ON THE SECOND FLOOR**

**BEDROOM THREE 12'2" x 7'7" (3.71 x 2.31)**



Velux window, laminate flooring and built in storage.

**STORAGE / STUDY 7'10" x 7'3" (2.39 x 2.21)**

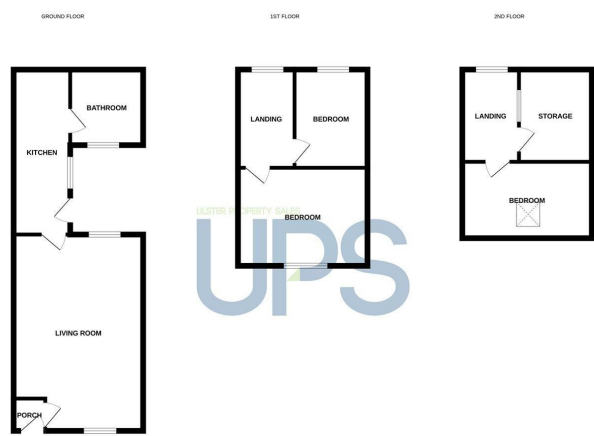


Laminate flooring.

**OUTSIDE**

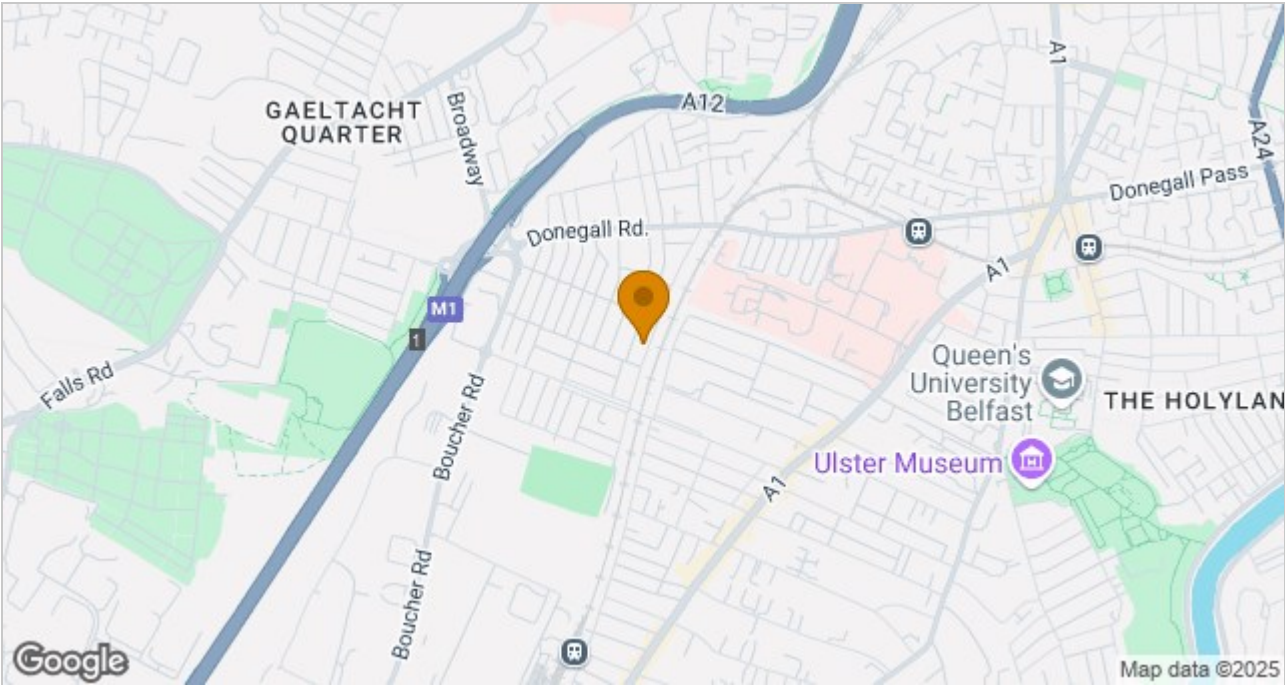
Enclosed rear yard.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan, the seller does not warrant its accuracy. It is recommended that you obtain a professional valuation of the property. The seller, Ulster Property Sales, does not warrant the accuracy of the floor plan. Map data ©2025

Area Map



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