



356 Donegall Road
Belfast
BT12 6FY

Asking Price £95,000

Dougan
RESIDENTIAL & COMMERCIAL

Telephone 028 9030 8855
www.douganproperty.com

KEY FEATURES

- Stunning End Terrace Located Close To Local Amenities
- Belfast City Hospital, Royal Hospital And The Lisburn Road Within Walking Distance
- Bright And Spacious Living Room
- Modern Fitted Kitchen
- Four Bedrooms
- Well Appointed First Floor Bathroom
- Enclosed Rear Yard
- Gas Fired Central Heating
- Double Glazed
- Advertising On Gable Rented At £1300 Per Year Including Electricity
- Excellent First Time Buy Or Investment



SUMMARY

Stunning end terrace located on the Donegall Road close to many local amenities and public transport links. The vibrant Lisburn Road, City Hospital and Royal Hospital are within walking distance.

The property has been finished to an excellent standard and comprises of a bright and spacious living room and a modern fitted kitchen on the ground floor. Two bedrooms and a family bathroom are located on the first floor. Bedrooms three and four are to the second floor.

The property benefits from an enclosed rear yard, double glazing and gas fired central heating.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door, dado rail, tile effect laminate wooden floor

LIVING ROOM: 20' 9" x 10' 1" (6.32m x 3.07m) Laminate wooden floor, cornicing, under stair storage

KITCHEN: 13' 9" x 5' 1" (4.19m x 1.55m) Excellent range of high and low level units, glazed display cabinet, stainless steel sink unit, formica work surfaces, integrated oven and hob, chrome extractor fan, space for fridge freezer

First Floor

LANDING: Hot press

BEDROOM (1): 14' 6" x 9' 6" (4.42m x 2.9m) Laminate wooden floor

BEDROOM (2): 11' 0" x 7' 8" (3.35m x 2.34m) Laminate wooden floor

BATHROOM: Panel bath with chrome taps, pedestal wash hand basin, low flush w.c, heated chrome towel radiator, fully tiled walls

Second Floor

BEDROOM (3): 13' 5" x 11' 9" (4.09m x 3.58m) Velux window

BEDROOM (4): 8' 9" x 7' 8" (2.67m x 2.34m) Laminate wooden floor, Velux window

Outside

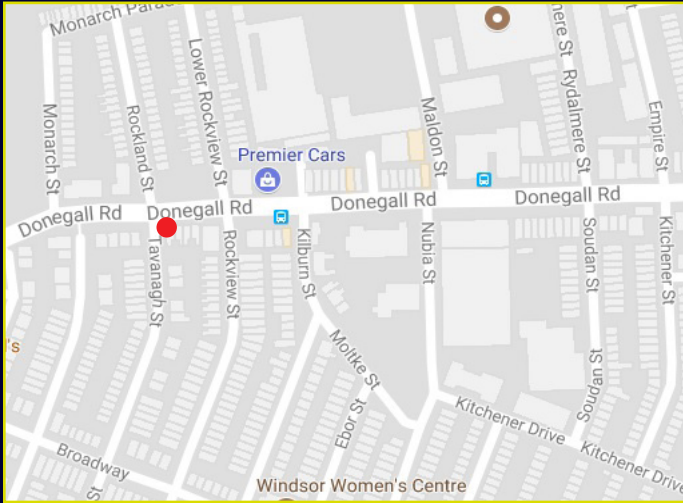
Enclosed rear yard, covered storage area











Very energy efficient - lower running costs

A 92 plus

B 81-91

C 69-80

D 55-68

E 39-54

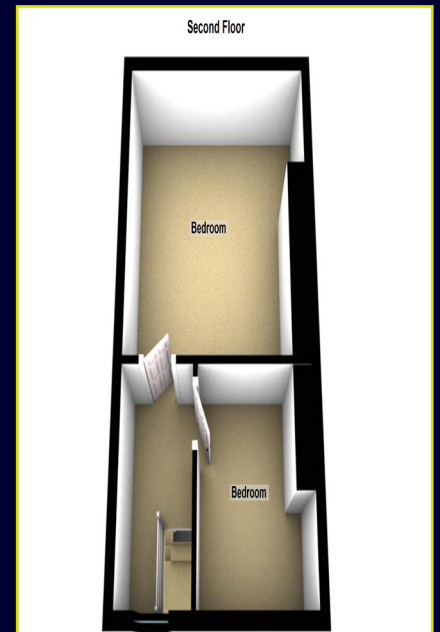
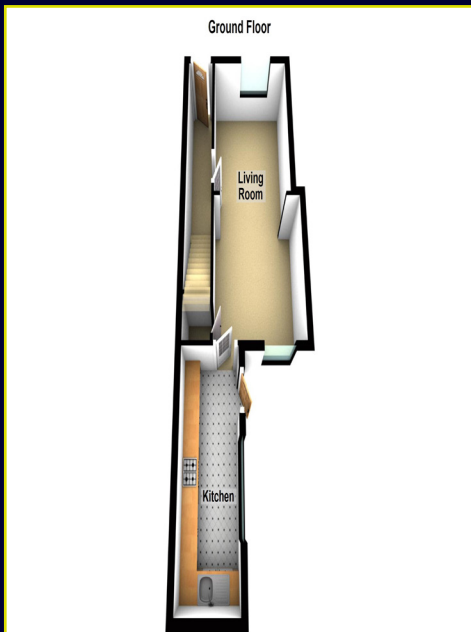
F 21-38

G 1-20

Not energy efficient - higher running costs

54

65



the mark of
property
professionalism
worldwide



Dougan

RESIDENTIAL & COMMERCIAL

Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG

Telephone 028 9030 8855 Fax 028 9061 2252

Email info@douganproperty.com

Web www.douganproperty.com

Dougan Residential & Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential & Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential & Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential & Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential & Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.