



7 Donegall Gardens, Belfast, BT12 6NU

Price Guide £115,000

We are please to present this excellent mid terrace property located in the convenient Donegall Road area of South Belfast. Recently refurbished this home comprises spacious accommodation to include lounge, kitchen with dining area, ground floor bathroom suite and two excellent bedrooms. The property also benefits from enclosed patio to rear and front. Oil fired central heating and double glazing are also in place. With similar properties in the surrounding area selling fast early viewing is recommended.

- Excellent Mid Terrace Property
- Kitchen With Dining Space
- Downstairs Bathroom Suite
- Oil Fired Central Heating
- Ideal First time Buy / Investment
- One Reception
- Two Good Sized Bedrooms
- PVC Double Glazed Windows
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		60	70
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

PVC Front door.

LIVING ROOM 11'9" x 11'1" (3.6 x 3.4)



Laminate floor.

KITCHEN / DINING 14'5" x 11'5" (4.4 x 3.5)



Range of high and low level units, stainless steel sink unit with mixer taps, extractor fan, formica worksurfaces, laminate floor, plumbed for washing machine and part tiled walls.

UTILITY ROOM

Laminate floor, built in storage and access to rear patio.

BATHROOM



White suite comprising low flush W.C, wash hand basin with vanity unit, panel bath, towel rail, fully tiled walls and vinyl wood effect floor.

ON THE FIRST FLOOR

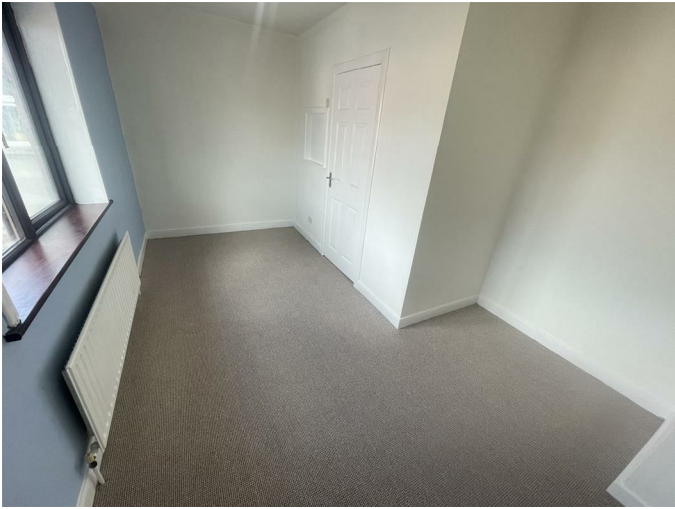
Built in storage.

BEDROOM ONE 14'5" x 10'5" (4.4 x 3.2)



Built in storage.

BEDROOM TWO 14'5" x 9'10" (4.4 x 3.0)

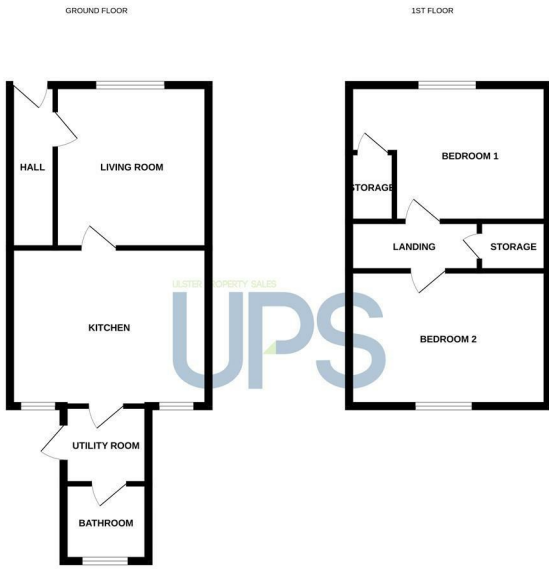


OUTSIDE



Paved front and enclosed patio with shed to rear.

Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan, contained herein, measurements, dimensions, fixtures, fittings and other details are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation.

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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