


310 Donegall Road, Belfast, BT12

**Offers in the region of
£185,000**

 **Reeds Rains**

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Refurbished red brick three storey terrace property within walking distance to Belfast city hospital. Ideal for homeowners and investors alike we recommend internal inspection.

DESCRIPTION

A recently refurbished three storey property in a convenient location close to Belfast City Hospital and M1 motorway. Suited to both homeowners and buy to let investors alike we fully recommend internal viewing.

The property features 4 bedrooms, living room open plan to a modern kitchen, shower room with white suite and a ground floor cloakroom / wc. The property has been very well finished and is ready to move into. Externally there is a yard to rear and a small garden to the front overlooking the road.

Viewing is by appointment with our team in Belfast on (028) 9068 0420.

GROUND FLOOR

Entrance Hall

Laminate wooden floor. Part wood panelled walls. Cornice work.

Living Room

12'8" * 9'3" (3.86m * 2.82m)
Laminate wooden floor. Open plan to...

Modern Kitchen

10'9" * 8'7" (3.28m * 2.62m)
Range of high and low level units with laminated work surfaces. Single drainer stainless steel sink unit with mixer taps. Built in oven and stainless steel chimney extractor fan. Laminate wooden floor.

Rear Hall

Laminate wooden floor. PVC door. Low voltage spotlights.

Cloakroom / WC

White suite. Dual flush wc. Vanity unit with

mono tap. Ceramic tiled floor. Low voltage spotlights.

FIRST FLOOR

Shower Room With White Suite

Built in tiled shower cubicle with telephone hand shower. Vanity unit with mono tap. Dual flush WC. Ceramic tiled floor. Spotlights. Extractor fan.

Bedroom 1

13'2" * 10'3" (4.01m * 3.12m)
Laminate wooden floor.

Bedroom 2

13'2" * 10'3" (4.01m * 3.12m)
Laminate wooden floor

SECOND FLOOR

Bedroom 3

13'3" * 10'4" (4.04m * 3.15m)
Dormer window.

Bedroom 4

11'1" * 7'4" (3.38m * 2.24m)
Laminate wooden floor. Velux window.

OUTSIDE

Front garden and enclosed yard to rear.

HEATING TYPE

Gas heating.

EPC

C76

MORTGAGE ADVICE AVAILABLE IN BRANCH

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All Measurements

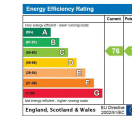
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

