



Situated just off the Donegall Pass in Belfast City Centre this property is ideally positioned for those seeking convenience in this popular location.

The accommodation comprises a bright, spacious living room with feature fireplace, good sized kitchen area with range of built-in units, two well proportioned bedrooms and a modern shower room suite. In addition the property benefits from downstairs WC, uPVC framed double glazed windows, gas central heating and enclosed rear garden.

Suitable for a wide range of potential purchasers including first-time buyers and investors, early viewing is highly recommended.

Offers Over  
£119,950

15 Erin Way,  
BELFAST,  
BT7 1AZ

Viewing by  
appointment with  
& through agent  
028 9066 3030

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



15 Erin Way,  
BELFAST,  
BT7 1AZ

## Property Features

- Spacious end-terrace in a popular location within close proximity to Belfast City Centre
- Bright lounge with feature fireplace
- Modern fitted kitchen with dining area
- Downstairs WC
- Two well-proportioned bedrooms
- Contemporary shower room suite
- Gas heating/ Double glazing throughout
- Enclosed rear courtyard
- Excellent investment or first time buyer opportunity; Early viewing recommended

## Location:

Driving along Donegall Pass towards Ormeau Road. Turn left onto Apsley Street. Erin Way is the third turn on the right.

## Property Comprises

### Ground Floor

uPVC front door to . . .

HALLWAY: Carpeted.

LIVING ROOM: 14' 4" x 9' 4" (4.37m x 2.84m) Feature fireplace with mahogany surround and electric insert, carpeted.

KITCHEN: 15' 5" x 8' 9" (4.7m x 2.67m) Range of high and low level Shaker style units, built-in oven and hob with extractor above, stainless steel sink unit with mixer tap, formica work surfaces, part tiled walls, vinyl flooring, plumbed for washing machine.

DOWNSTAIRS W.C.: Low flush wc, wash hand basin, vinyl flooring, understairs storage.

### First Floor

LANDING: Carpeted, access to partly floored roofspace via ladder.

BEDROOM (1): 12' 0" x 10' 5" (3.66m x 3.18m) Carpeted, built-in sliding mirror wardrobes.

BEDROOM (2): 9' 3" x 8' 2" (2.82m x 2.49m) Carpeted.

SHOWER ROOM: 6' 10" x 6' 5" (2.08m x 1.96m) Low flush wc, wash hand basin, walk-in corner shower with electric Mira shower unit, tiled flooring, uPVC wall panelling, chrome heated towel rail, boiler cupboard.

### Outside

Lawn with paved patio area.

