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12 Kilburn Street

Donegall Road, Belfast
BT12 6JS

Offers Over £105,000

12 KILBURN STREET, BT12 6JS

- End Terrace Property
- Good Sized Lounge
- Modern Fitted Kitchen
- 3 Bedrooms
- Ground Floor Bathroom and Additional 1st Floor Shower Room
- Double Glazed Windows / Gas Fired Central Heating
- Well Presented Throughout / Fully Refurbished
- Enclosed Rear Yard
- Highly Convenient Location for Public Transport and Motorway Access
- Close to Belfast City Hospital & City Centre

This end terrace property is situated in a popular location just off Donegall Road

The property is well presented by the current owner and offers spacious accommodation which comprises a good sized lounge and kitchen with breakfast area along with a bathroom on the ground floor. In addition, there are three bedrooms and a shower room on the first floor. The property also benefits from gas fired central heating and double glazed windows.

Convenient to a range of amenities including shops and public transport, whilst remaining close to motorway links, Belfast City & Royal Hospitals and Belfast city centre. This fine property can only be fully appreciated on internal inspection.



PROPERTY COMPRISES

uPVC front door into porch.

LIVING ROOM 13' 9" x 10' 9" (4.19m x 3.28m)

KITCHEN 13' 9" x 8' 5" (4.19m x 2.57m) Modern fitted kitchen, range of high and low level units, single drainer stainless steel sink unit with mixer taps, integrated hob and oven, stainless steel extractor fan, integrated fridge, integrated washing machine.

REAR HALL Access to rear yard.

BATHROOM Panelled bath, low flush WC, pedestal wash hand basin, extractor fan, thermostatically controlled shower.

FIRST FLOOR

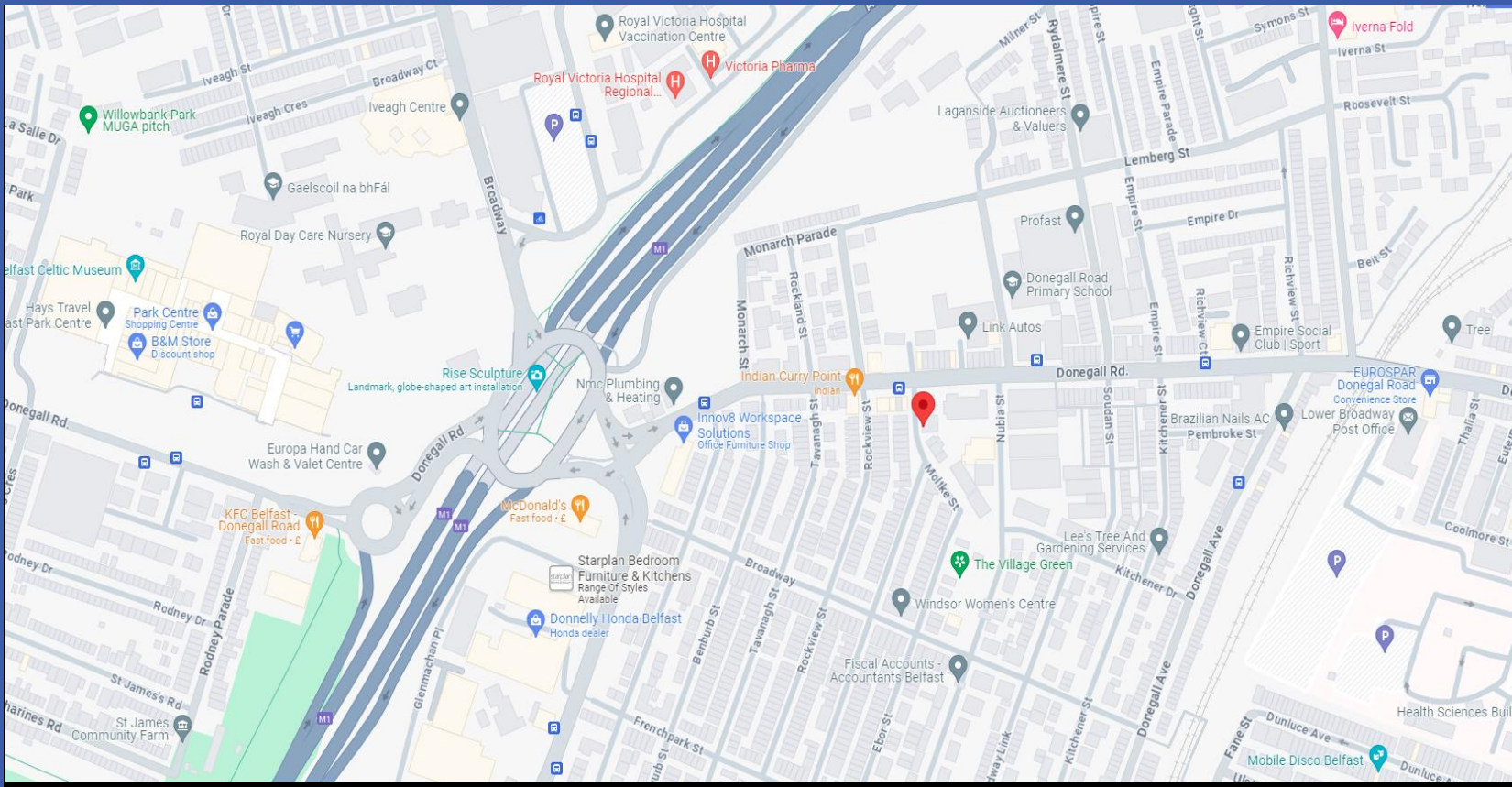
BEDROOM 10' 11" x 10' 9" (3.33m x 3.28m) (@ widest points)

BEDROOM 7' 10" x 8' 5" (2.39m x 2.57m)

BEDROOM 10' 1" x 6' 5" (3.07m x 1.96m)

SHOWER ROOM Low flush WC, pedestal wash hand basin with mixer taps, thermostatically controlled shower, extractor fan.





Directions:

Kilburn Street is accessed from Donegall Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		



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