



279 Donegall Road, Belfast, BT12 5NB

Price Guide £135,000

This attractive red brick mid terrace property is situated conveniently on the Donegall Road and is well positioned with Belfast City Hospitals and Royal Victoria Hospital both within walking distance along with City Centre and Queens University. The property has been priced To allow for extensive modernisation throughout and comprises open plan living / dining area, fitted kitchen, four good size bedrooms & first floor bathroom suite. Outside there is paved area to front with enclosed yard to rear. With similar properties in the area selling fast early viewing is advised.

- Attractive Red Brick Mid Terrace Property
- Open Plan Living & Dining Area
- First Floor Bathroom Suite
- Convenient To City Centre
- Four Good Size Bedrooms
- Large Fitted Kitchen
- Single Glazed Windows
- Priced To Allow For Extensive Modernisation

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	53

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Hardwood front door.

OPEN PLAN LIVING / DINING AREA 24'3" x 9'6" (7.4 x 2.9)



Under stairs storage. Feature ceiling rose.



KITCHEN 14'5" x 6'2" (4.4 x 1.9)



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

ON THE FIRST FLOOR

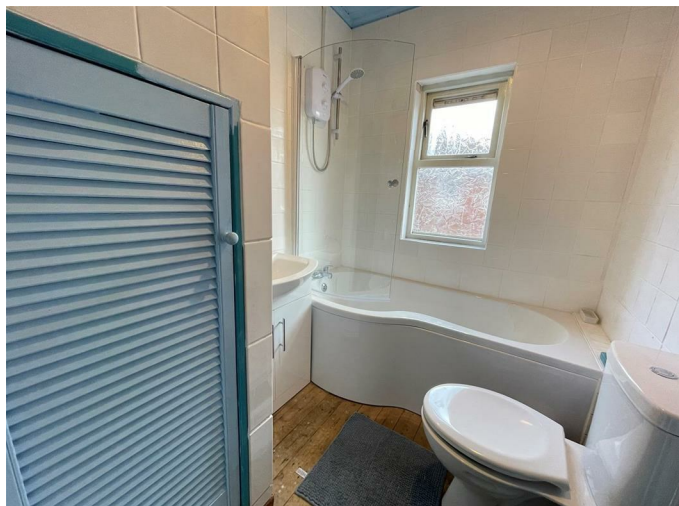
BEDROOM ONE 13'5" x 10'2" (4.1 x 3.1)



BEDROOM TWO 10'9" x 7'10" (3.3 x 2.4)



BATHROOM



White suite comprising panel bath, electric shower, low flush w.c, fully tiled walls, wash hand basin with built in vanity unit. Built in storage.

ON THE SECOND FLOOR

BEDROOM THREE 13'5" x 10'2" (4.1 x 3.1)

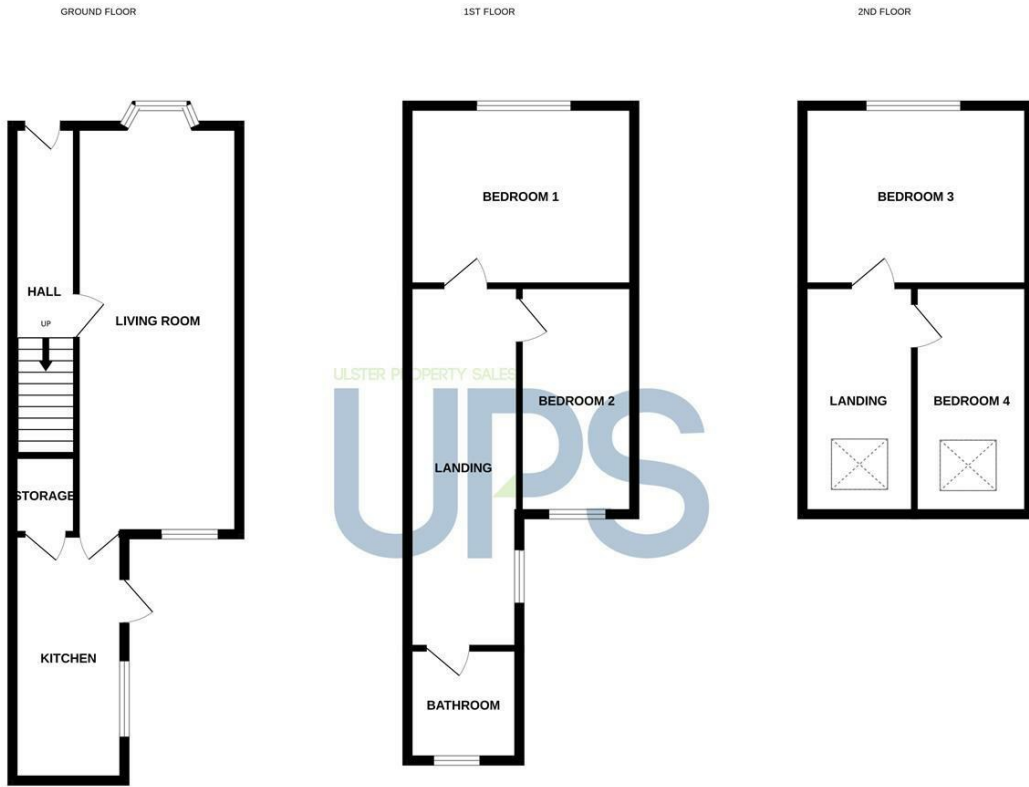


BEDROOM FOUR 11'1" x 7'10" (3.4 x 2.4)

OUTSIDE

Enclosed yard to rear and small paved area to front.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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