



24 Pandora Street, Belfast, BT12 5PR

Price Guide £110,000

We are pleased to present this excellent extended mid terrace property conveniently located just off the Donegall Road, within walking distance to a range of amenities including the City Hospital, Belfast City Centre & Boucher Road. Spacious throughout the accommodation comprises two good sized bedrooms, large living / dining room, modern kitchen and first floor shower suite. Gas fired central heating and fully double glazed windows are also in place. Outside there is an enclosed yard to rear. With similar properties in the area selling fast view now to avoid disappointment.

- Extended Mid-Terrace Property
- Modern Kitchen
- First Floor Shower Suite
- Alarm System
- Convenient Location
- Spacious Reception
- Two Good Sized Bedrooms
- Gas Central Heating / PVC Double Glazed Windows
- Enclosed Yard To Rear
- Ideal First Time Buy / Investment

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(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 HALLWAY

Pvc front door.

LIVING / DINING ROOM 20'8" x 9'10" (6.3 x 3.0)



Under stairs storage. Electric fire.

KITCHEN 12'9" x 10'2" (3.9 x 3.1)



Range of high and low level units, stainless steel sink unit with mixer tap, built in oven with 4 ring electric hob, plumbed for washing machine / dishwasher, extractor fan, part tiled walls and tiled flooring.

ON THE FIRST FLOOR

Access to floored roof space via slingsby ladder.

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



Built in storage. Gas boiler.

BEDROOM TWO 9'10" x 7'10" (3.0 x 2.4)

BATHROOM 7'2" x 6'2" (2.2 x 1.9)

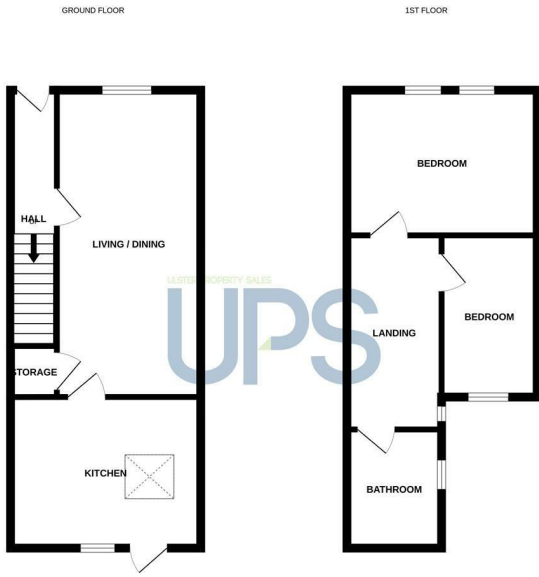


White suite comprising low flush W.C, pedestal wash hand basin, Redring electric shower, heated towel rail, pvc cladded walls and laminate flooring.

OUTSIDE

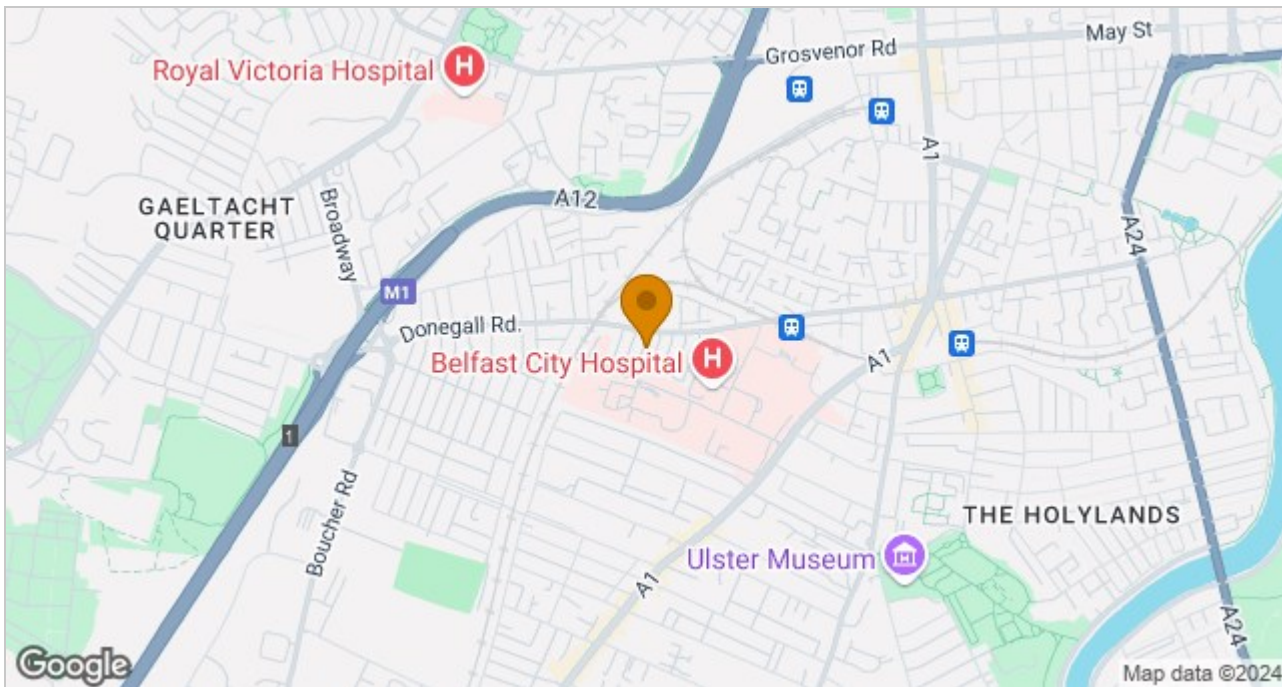
Enclosed yard to rear.

Floor Plan



All floor plans shown have been made to record the appearance of the property contained therein. Measurements of plans, sections, views and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for general guidance only and should not be used as a basis for any prospective purchase. The services, systems and equipment shown have not been tested and no guarantee is made with reference to them.

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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