



104 Donnybrook Street, Belfast, BT9 7DG

Price Guide £175,000

We are pleased to present this recently refurbished mid-terrace property located just off the Lisburn Road, convenient to a host of amenities and will appeal to a range of buyers. Bright and spacious throughout the property comprises on the ground floor, open plan living / dining area, large fitted modern kitchen with appliances and access to enclosed yard to rear. On the first floor there are two good size bedrooms and first floor bathroom suite. Oil fired central heating is in place along with double glazed windows. Another advantage associated with the property is that it is chain free. With similar properties in the surrounding area selling fast early viewing is recommended.

- Recently Refurbished Mid-Terrace Home
- Open Plan Living / Dining Area
- Oil Heating / PVC Double Glazing
- Two Good Sized Bedrooms
- Modern Kitchen With Appliances
- Contemporary Bathroom Suite With Bath & Walk In Shower
- An Ideal First Time Buy Or Investment Opportunity
- Walking Distance To Queens University, City Centre & The Cafes & Shops Of Lisburn Road

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	68
(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

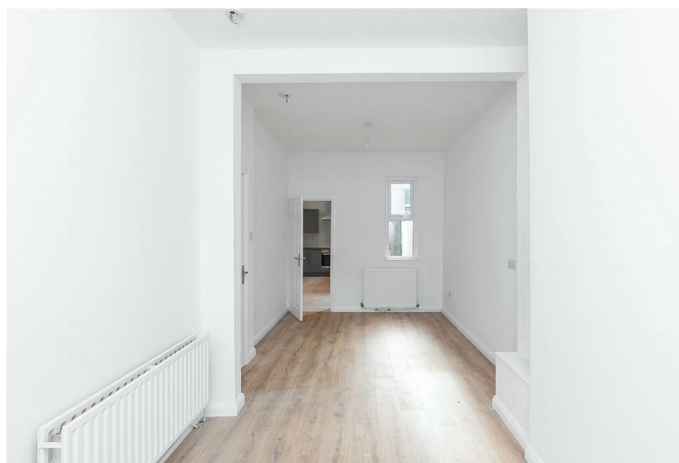
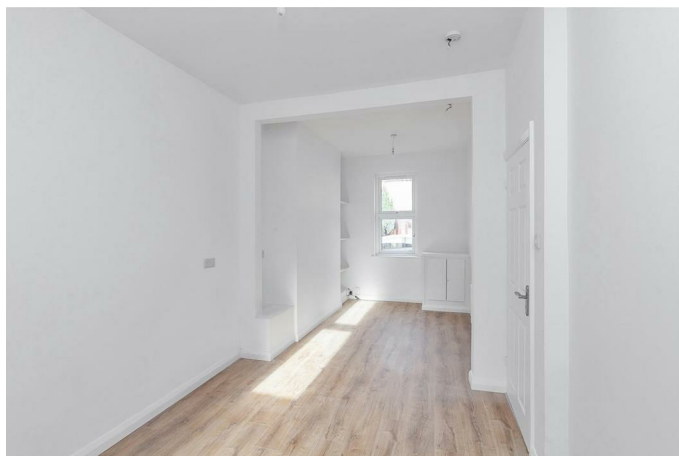
ON THE GROUND FLOOR

ENTRANCE

HALLWAY

Tiled wood effect floor.

LIVING / DINING ROOM 20'8" x 8'10" (6.3 x 2.7)



MODERN KITCHEN 16'0" x 6'10" (4.9 x 2.1)



ON THE FIRST FLOOR

BEDROOM ONE 12'5" x 10'9" (3.8 x 3.3)



BEDROOM TWO 9'6" x 6'10" (2.9 x 2.1)



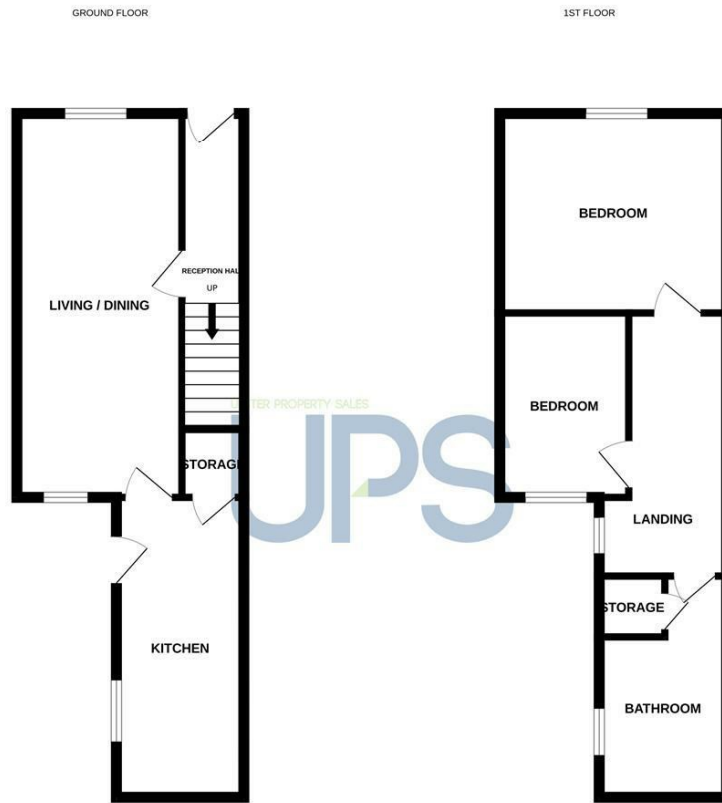
BATHROOM



OUTSIDE

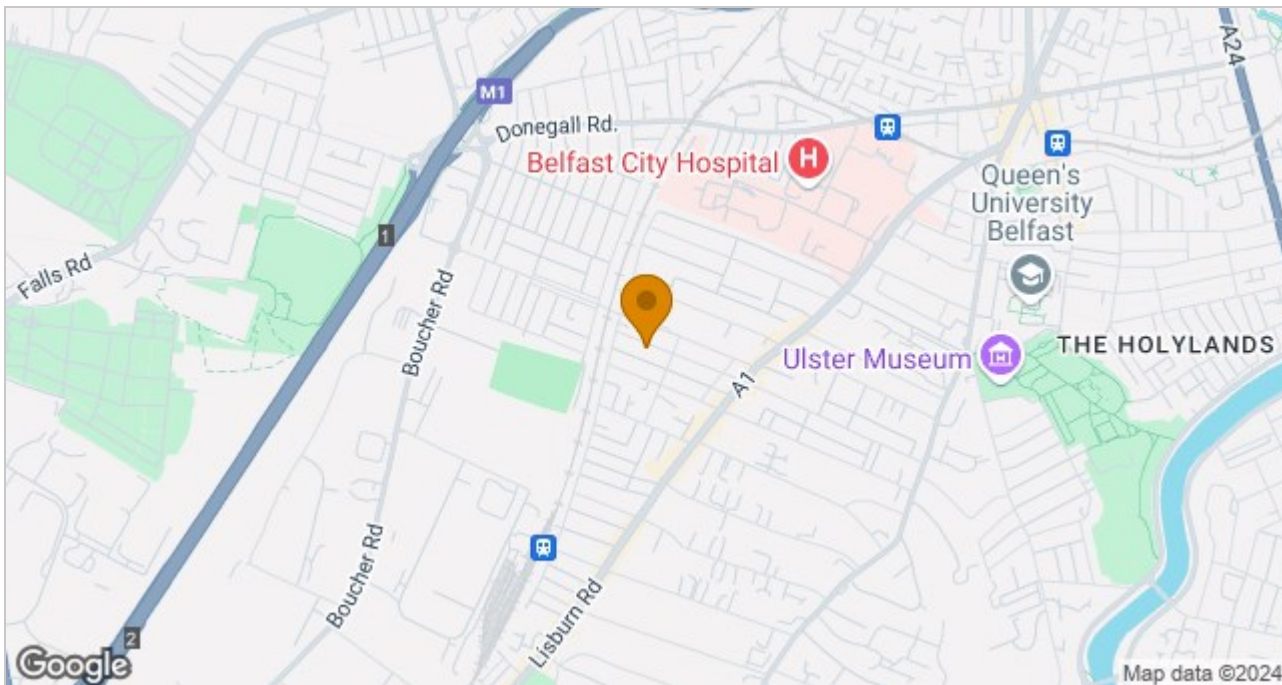
Enclosed yard to rear.

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



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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