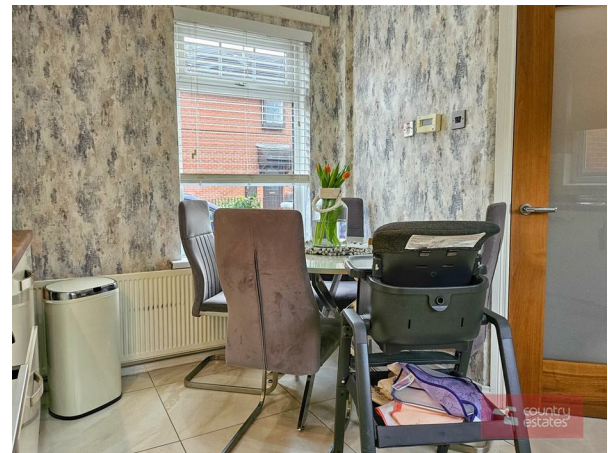


2 Matilda Drive, Belfast, BT12 5NN



- Spacious End Townhouse
- 2 Bedrooms
- 1 Reception
- Contemporary Fitted Kitchen with Casual Dining Aspect
- First Floor Modern Shower Room
- Master Bedroom Has Been Adapted to Add Another Bedroom
- Private Enclosed Gardens to Side and Rear
- Gas Fired Central Heating/PVC Double Glazed
- Ideal First Time Buy or Investment Opportunity
- Popular Convenient Location

PRICE Offers Over £134,950

This spacious end townhouse property is situated just off Donegall Road, Belfast. The accommodation briefly comprises 2 bedrooms, with master room adapted to add an additional room, 1 reception, contemporary fitted kitchen with informal dining aspect, and first floor shower room. It further benefits from gas fired central heating and double glazing. Ideally suited to first time buyer or investors alike. An early viewing is recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into spacious well presented entrance hall with quality laminate flooring. Large storage cupboard. Glazed hard wood front door to rear porch.

LOUNGE 12'1" x 11'1"

Quality laminate flooring.

CONTEMPORARY FITTED KITCHEN 12'1" x 12'2" (at max)

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces and upstands. Single drainer stainless steel round sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include oven, 5 ring electric hob, over head extractor fan housed in stainless steel canopy with glass hood, dishwasher, washing machine, tumble dryer and fridge freezer. Tiled floor. Part tiled walls in metro brick style. PVC panelled ceiling with recessed lighting.

REAR PORCH

Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

Access to roof space. Built in storage cupboard.

BEDROOM 1 15'8" x 5'10"

Quality laminate flooring. Adapted to add an additional bedroom (5'10" x 12'1"). (No planning or building control)

BEDROOM 2 12'1" x 11'1" (at max)

Quality laminate flooring. Built in wardrobe cupboard.

MODERN FAMILY SHOWER ROOM


Comprising fully tiled quarter rounded shower cubicle with thermostatically controlled drench style shower and hand shower attachment, vanity wash hand basin with monobloc tap and button flush WC. Tiled walls. Tiled floor. PVC panelled ceiling with recessed lighting.

OUTSIDE

Enclosed hard landscaped garden to front accessed via gate.

Private enclosed hard landscaped garden to side, screened by perimeter fence.

Private enclosed garden to rear, screened by perimeter fence. Laid in faux grass. Patio decking area, perfect for family BBQ's.

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Northern Ireland | EU Directive 2002/91/EC |  |

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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