



## 4 Eureka Drive, Belfast, BT12 5NR

**Price Guide £110,000**

This excellent end-terrace property is located just off the Donegall Road in South Belfast. Close to many amenities and within walking distance to the City Centre & City hospital this home would make an ideal first time buy or investment. The spacious accommodation comprises two good size bedrooms, comfortable living room, kitchen with dining, first floor bathroom and enclosed patio area with garden to rear. Further benefits include oil fired central heating and PVC Double Glazed windows. View now to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		48	63
(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 OF  
ON THE GROUND FLOOR**

**ENTRANCE**

PVC Front door.

**LIVING ROOM 15'1" x 9'10" (4.6 x 3.0)**



**KITCHEN / DINING 14'9" x 10'9" (4.5 x 3.3)**



Range of high and low level units, extractor fan, sink unit with mixer tap, plumbed for washing machine, part tiled walls and wood effect floor. Built in storage.

**ON THE FIRST FLOOR**

**BEDROOM ONE 15'8" x 9'10" (4.8 x 3.0)**



Built in storage.

**BEDROOM TWO 10'5" x 7'6" (3.2 x 2.3)**



**BATHROOM 7'6" x 7'2" (2.3 x 2.2)**



White suite comprising, panel bath, low flush W.C, pedestal wash hand basin, extractor fan, wood paneled walls and vinyl floor.

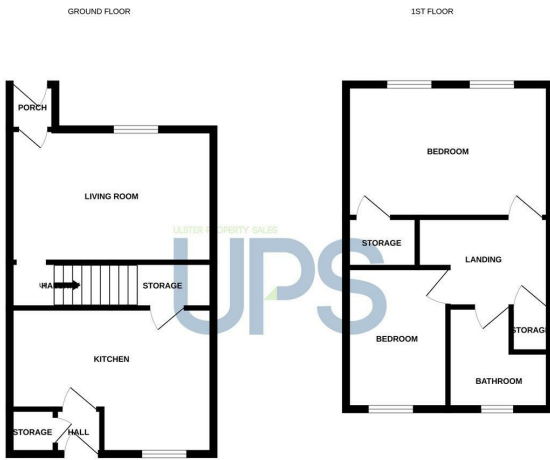
**OUTSIDE**



Large patio area to rear with outhouse.

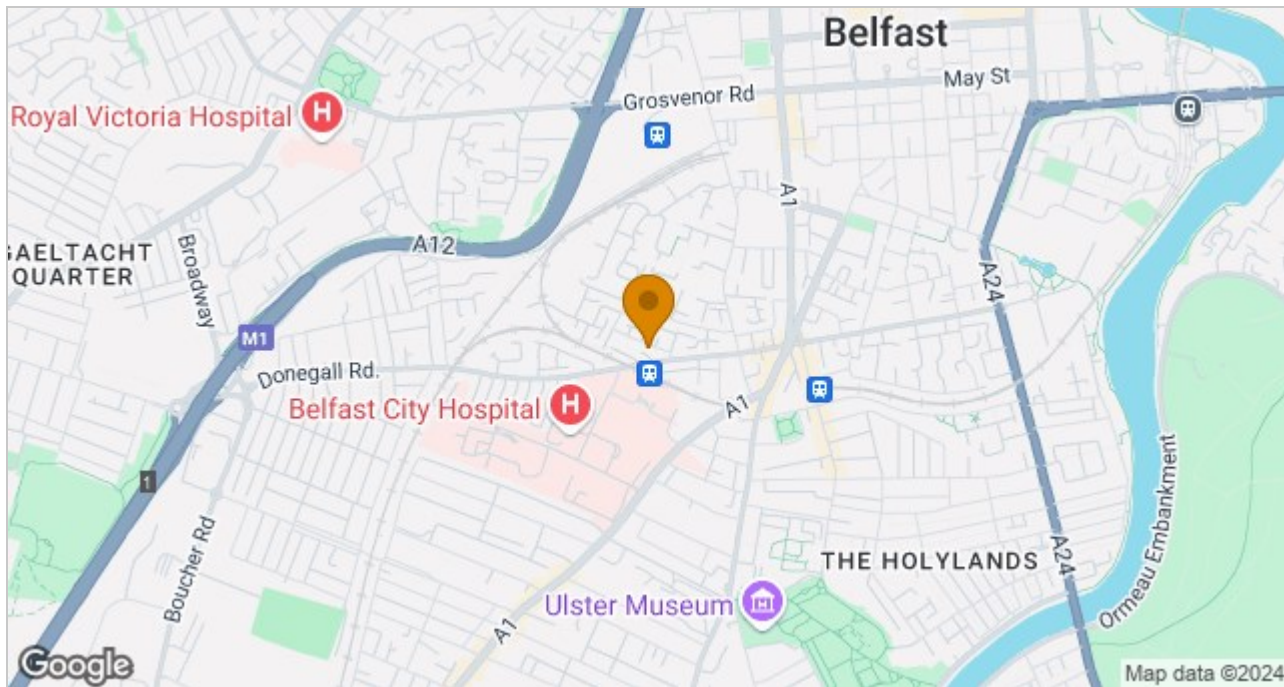


# Floor Plan



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, areas and other items are approximate and not guaranteed. It is for the purchaser's information only and should not be used as a basis for any property purchase. The agent, vendor and solicitor accept no liability for any errors or omissions. Map data ©2024

# Area Map



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