



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.

- End Terrace Property
- One Reception
- First Floor Bathroom Suite
- PVC Double Glazed Windows
- EPC E48
- Two Bedrooms
- Kitchen / Dining Area
- Oil Central Heating
- Suitable For A Range Of Buyers

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	63
(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)



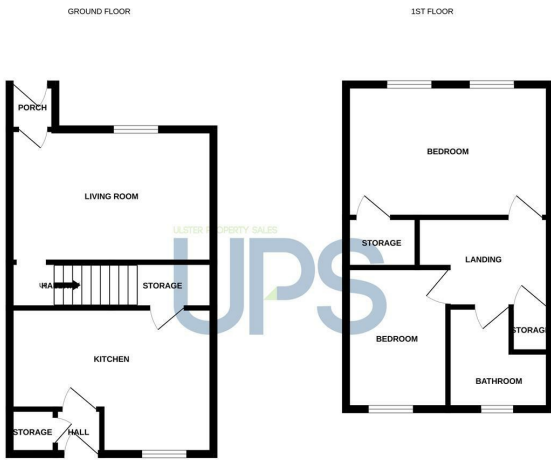
White suite comprising, panel bath, low flush W.C, pedestal wash hand basin, extractor fan, wood paneled walls and vinyl floor.

OUTSIDE



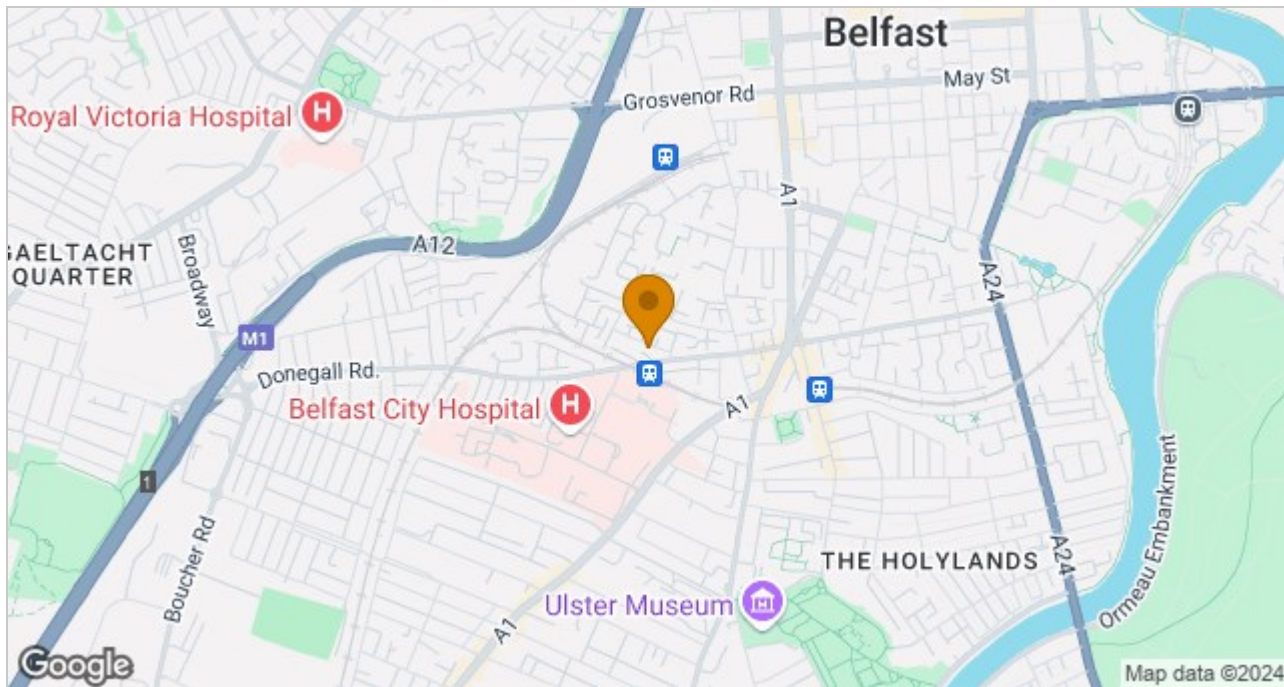
Large patio area to rear with outhouse.

Floor Plan



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, areas, etc. are only approximate and should not be relied upon for any legal or financial purposes. This plan is for guidance purposes only and should not be used as a substitute for a professional surveyor's report. The agent, vendor and purchaser shall be deemed to have accepted the accuracy of the description as shown on this plan. Made with Mapbox ES2024

Area Map



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