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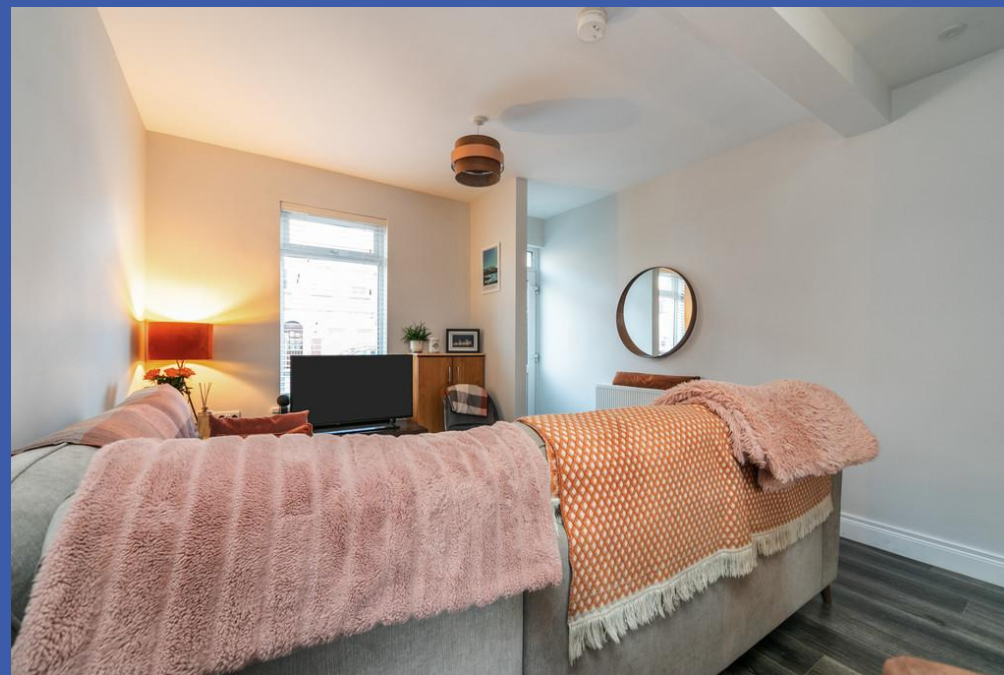
**140 Donnybrook Street**

Belfast  
BT9 7DG

**Offers In Region Of £179,950**

## 140 DONNYBROOK STREET, BT9 7DG

- Superbly Presented End Terrace Property
- Two Double Bedrooms
- Open Plan Living/Dining Area
- Kitchen With Range Of Modern Fitted Units
- Shower Room With Contemporary Suite
- Gas Fired Central Heating
- Double Glazed Windows
- Enclosed Rear Yard And Courtyard To Front
- Excellent Location Convenient To Lisburn Road, City Centre, Hospitals, Queen's University



Situated in the heart of South Belfast, off Lisburn Road this well presented End Terrace Property offers excellent accommodation and convenience of location.

Internally the property briefly comprises of two double bedrooms, a well proportioned lounge/dining room, kitchen with modern range of high and low level units and first floor shower room with modern white suite.

Other benefits include gas fired central heating and double glazing.

Outside there is an enclosed rear yard and courtyard to the front meaning the house is set back from the road.

Within walking distance to the amenities of Lisburn Road, major arterial transport links, Adelaide Train Station and Belfast City Centre, this excellent property will be suited to a broad range of potential purchasers.





## PROPERTY COMPRISES

uPVC entrance door with glazed panel and top light.

**OPEN PLAN LIVING / DINING AREA 20' 9" x 11' 10" (6.33m x 3.62m) (@ widest points)** Laminate wood strip flooring, stairs to first floor, under stairs storage cupboard.

**KITCHEN 11' 5" x 7' 7" (3.5m x 2.32m)** Range of fitted high and low level units, granite effect work surfaces, tiled splashback, concealed extractor fan, plumbed for washing machine, stainless steel single drainer sink unit, with mixer taps, door to rear yard.

**FIRST FLOOR LANDING** Access to roof space.

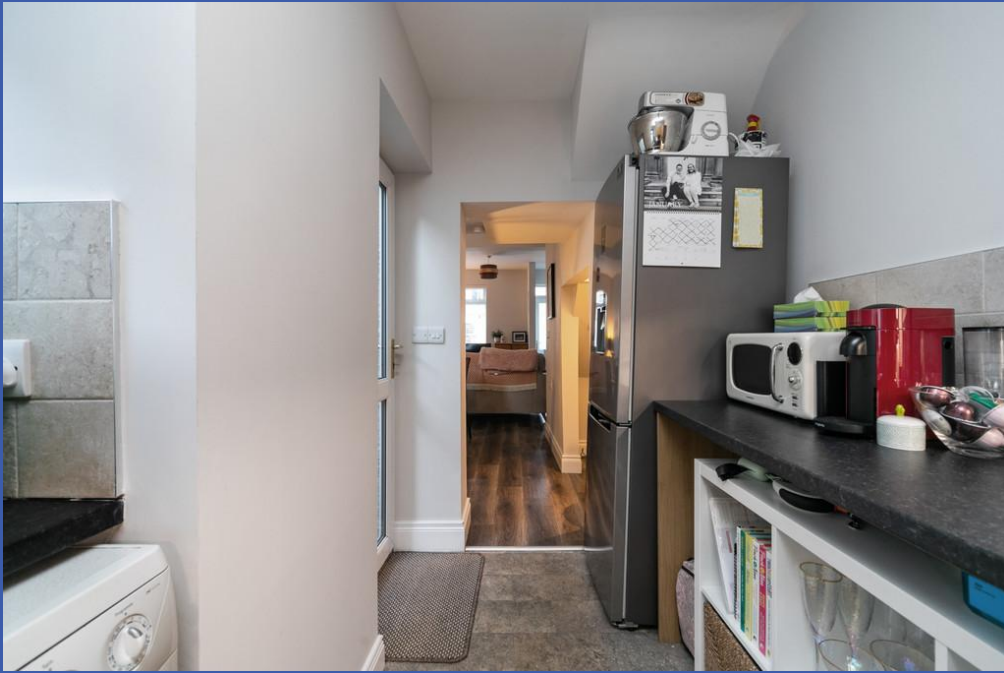
**BEDROOM 11' 11" x 9' 8" (3.64m x 2.97m)** Laminate wood strip flooring

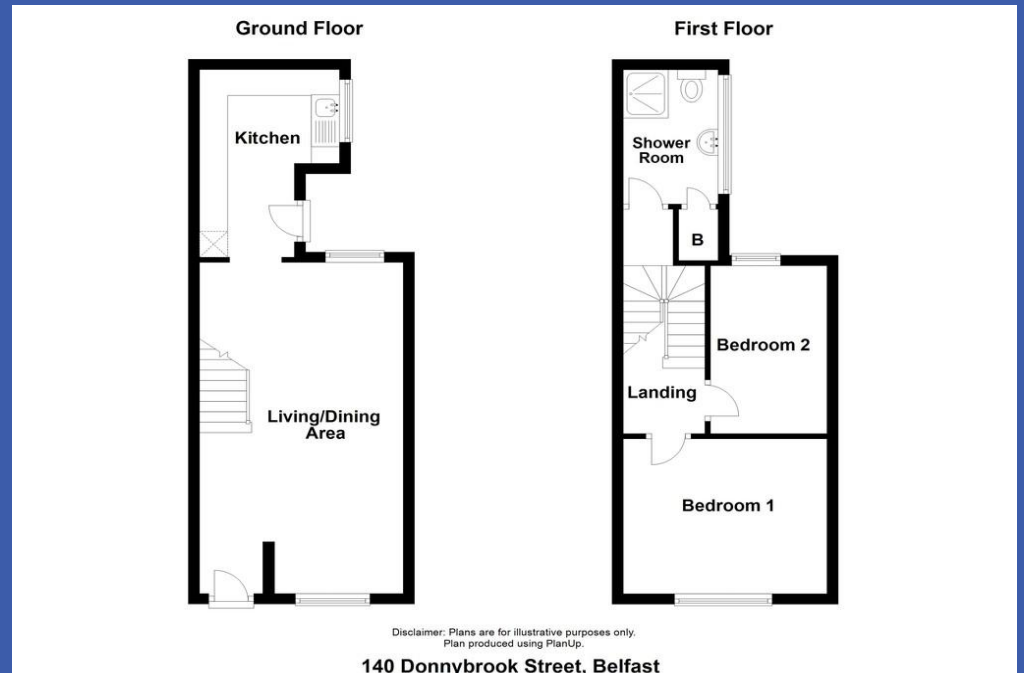
**BEDROOM 10' 5" x 6' 7" (3.19m x 2.03m)** Laminate wood strip flooring.

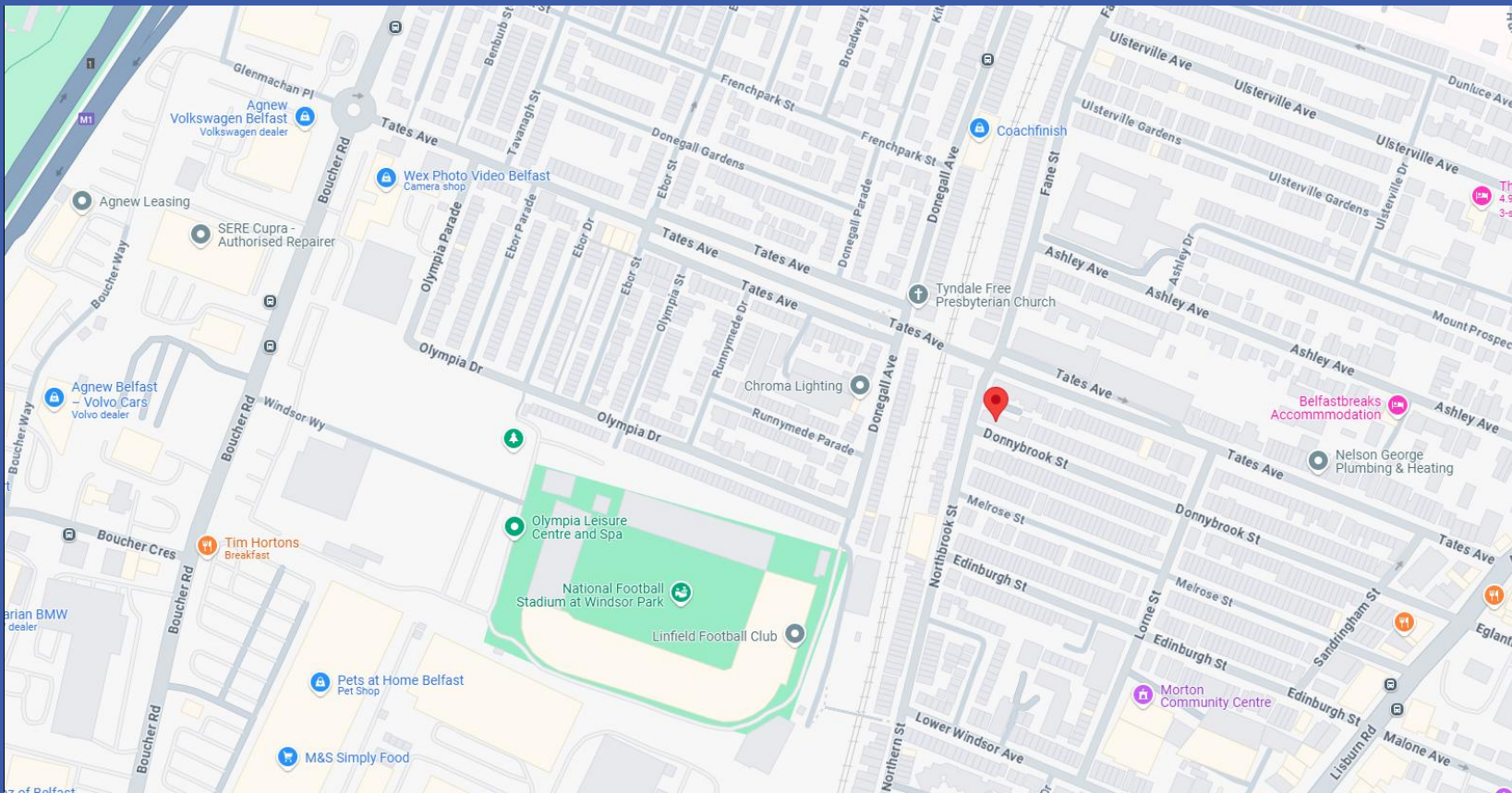
**SHOWER ROOM** Enclosed suite comprising enclosed shower cubicle, low flush WC, pedestal wash hand basin, airing cupboard with shelving, extractor fan.

**OUTSIDE** Enclosed rear yard and courtyard to front.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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