



Donegall Parade,  
**Offers in the region of £99,950**

- End Terrace Property
- Three Bedrooms
- Lounge
- Kitchen Open Plan To Dining Area



**Reeds Rains**

• *Since 1868* •

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



# Donegall Parade, Belfast

## Offers in the region of £99,950

Situated off Tates Avenue within this popular residential location is this well presented end terrace property. The bright accommodation comprises three bedrooms, spacious kitchen with dining area, lounge and bathroom with white suite. Further benefits include from gas central heating and uPVC double glazed window frames and doors. Externally there is off street car parking to rear and detached garage with gardens to front and side. This property is convenient to the many social, recreational and retail amenities of South Belfast including the bustling Lisburn Road, Boucher Road and Belfast City Centre. Both the City and Royal Victoria Hospitals are also easily accessible. Early viewing is strongly recommended. Ideally suitable for a first time buyer or investor alike.

### ACCOMMODATION

uPVC double glazed front door to entrance hall, ceramic tiled floor

### LOUNGE

3.71m x 3.38m (12'2" x 11'1")  
Laminate wooden floor

### KITCHEN OPEN PLAN TO DINING AREA

4.47m x 2.59m (14'8" x 8'6")  
Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, ceramic tiled floor to kitchen, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, plumbed for washing machine, ample dining area, laminate wooden floor to dining area

### BATHROOM

White suite, panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin. WC, PVC wall covering, tongue and groove ceiling, ceramic tiled floor

### FIRST FLOOR

#### BEDROOM ONE

3.40m x 3.12m (11'2" x 10'3")  
Built in robe, gas boiler, laminate wooden floor

#### BEDROOM TWO

2.95m x 2.18m (9'8" x 7'2")  
Laminate wooden floor

#### BEDROOM THREE

2.41m x 1.98m (7'11" x 6'6")  
Laminate wooden floor

### OUTSIDE

Gardens to front and side in lawns Off street car parking to side, Detached garage with roller shutter door. Enclosed yard area to rear



For full EPC please contact the branch

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.