



Donnybrook Street,

Offers In Excess Of £145,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Donnybrook Street, Belfast
Offers In Excess Of £145,000

This wonderful home has been well maintained in recent years and is set just off the Lisburn Road, ideally located to benefit from all South Belfast has to offer. Within walking distance of the many boutiques and restaurants of the Lisburn Road, Queens University, Stranmillis Teaching College, City Hospital, Botanic Gardens, Adelaide train halt and the City Centre plus many other amenities and attractions. The property has been meticulously prepared for the open market with spacious kitchen and contemporary bathroom, many integrated appliances and a fresh, modern finish throughout, enabling any potential purchaser to move straight in with minimal expense or effort. This wonderful home would be ideal for the first-time buyer or professional along with investor due to high rental demand and we expect strong interest. For further information or to arrange a viewing please contact Reeds Rains on 02890 680420.

PVC DOUBLE GLAZED FRONT DOOR

OPEN PLAN LIVING/DINING ROOM

6.48m x 3.76m (21'3" x 12'4")

Laminate hardwood flooring. Feature electric fireplace. Under stairs storage cupboard. Dual aspect.

KITCHEN

5.03m x 2.06m (16'6" x 6'9")

Excellent range of high and low level units. Built in 'Zanussi' electric oven. 4 ring glass hob. Over head extractor hood. Integrated fridge/freezer. Integrated 'Indesit' dishwasher. Stainless steel single drainer sink unit with mixer taps. Laminate hardwood flooring. Spotlights. Breakfast bar. Pvc rear door.

UTILITY ROOM/WC

High and low level storage unit. Plumbed for washing machine. Concealed gas boiler. Low flush W/C. Pedestal wash hand basin with mono tap. Extractor fan.

STAIRS TO:-

FIRST FLOOR LANDING

BEDROOM 1

3.78m x 3.07m (12'5" x 10'1")

Front aspect. Built in storage cupboard.

BEDROOM 2

3.20m x 1.85m (10'6" x 6'1")

Rear aspect.

SHOWER ROOM

1.93m x 1.85m (6'4" x 6'1")

Panelled bath with mixer taps and over head thermostatically controlled shower. Heated towel rail. Low flush WC. Floating wash hand basin with mono tap. Tiled walls. Tiled floor. Extractor fan.

OUTSIDE

Paved front forecourt. Enclosed rear yard with outside tap.

FLOOR PLAN

HOUSE TO SELL?

Call our office to arrange to a free no obligation sales appraisal.

MORTGAGE ADVICE?

Available in branch.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

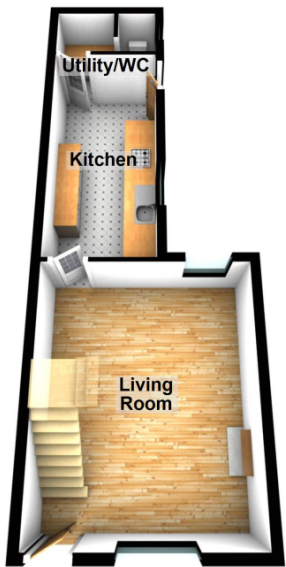
Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

Ground Floor



First Floor



Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

