



Runnymede Parade,  
BT12 6NF

**Offers In Excess Of £82,500**



**Reeds Rains**

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32 Runnymede Parade, Belfast, BT12 6NF  
**Offers In Excess Of £82,500**

We are delighted to market this well presented mid terrace home tucked away off Tates Avenue in South Belfast. The property offers easy access to the Lisburn Road, City Hospital, Belfast City Centre and much more within close proximity. Trains and bus routes to Belfast City centre and beyond are also on the doorstep. This home leaves any potential purchaser little to do but move in with neutral decor and quality fittings throughout. The accommodation consists of a living room through to kitchen with casual dining area and rear hall to bathroom on the ground floor. The first floor offers two generous bedrooms. Externally there is a front forecourt and fully enclosed rear garden. Other benefits include fully double glazed windows and gas fired central heating. Sure to attract interest especially with the first time buyer and landlord markets with rental returns in the region of £7200PA. We fully recommend internal inspection. Viewing is by appointment and can be arranged by calling Reeds Rains on 028 9068 0420.

### PVC FRONT DOOR

### LIVING ROOM

4.42m x 3.71m (14'6" x 12'2")  
Front aspect. Laminate hardwood flooring. Feature electric fireplace.

### KITCHEN

3.68m x 2.36m (12'1" x 7'9")  
Range of high and low level units. Plumbed for washing machine. Stainless steel single drainer sink unit with mixer taps. Part tiled walls. Space for free

standing electric oven. Over head extractor fan. Space for fridge/freezer. Tiled floor. Casual dining area.

### REAR HALL

Tiled floor. Pvc rear door.

### BATHROOM

2.51m x 2.18m (8'3" x 7'2")  
Low flush WC. Pedestal wash hand basin with mixer taps. Tiled floor. Tiled walls. Corner shower cubicle with thermostatically controlled shower. Extractor fan. Shelved hotpress.

### STAIRS TO:-

### BEDROOM 1

3.68m x 3.53m (12'1" x 11'7")  
Front aspect. Laminate hardwood flooring. Built in storage cupboard with gas boiler.

### BEDROOM 2

3.71m x 2.51m (12'2" x 8'3")  
Laminate hard wood flooring. Rear aspect.

### OUTSIDE

Front paved forecourt. Enclosed rear yard.

### FLOORPLAN

### HOUSE TO SELL?

Contact our Ormeau Road office to arrange a free no obligation valuation.

### NEED 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





