

# For Sale

Asking Price: £165,000

SimonBrien



73 Donnybrook Street  
Belfast  
County Antrim  
BT9 7DE

[simonbrien.com](http://simonbrien.com)



Just off the Lisburn Road near to both the City and Royal Victoria Hospitals this spacious end-terrace is therefore well located to take advantage of a broad range of amenities immediately to hand.

The accommodation comprises a generous living room open plan to dining room, a modern kitchen with integrated appliances, first floor bathroom and two excellent bedrooms. Externally there is a front, side and rear garden area which offers excellent space for outdoor entertaining but could also provide off-street parking for one car. Of further note is the mains gas heating and uPVC double glazing.

Suitable to a range of buyers and with no onward chain we recommend an internal viewing at your convenience.





### Special Features & Services

- Bright and spacious end-terrace in ever popular and convenient location
- Excellent proximity to many shops, tempting bar-restaurants, QUB and the City Centre
- Living room with wood effect flooring and feature brick fireplace
- Open plan dining room with matching flooring and storage understairs
- Modern fitted kitchen with range of integrated appliances
- First floor bathroom with a modern white suite
- Two well-proportioned bedrooms
- Mains gas heating, uPVC double glazing
- Front yard, side and rear garden area with optional off street parking for one vehicle

### Accommodation

#### uPVC front door with glazed inset to

#### Living Room

12'9" x 9'6" (3.89m x 2.9m):

Wood effect flooring, floor to ceiling brick fireplace, open to:

#### Dining Room

10'6" x 8'4" (3.2m x 2.54m):

Matching flooring, storage understairs with plumbing for a washing machine

#### Kitchen

12'6" x 6' (3.8m x 1.83m):

Modern fitted kitchen with range of units and integrated appliances

#### First Floor Landing

Airing cupboard with Vokera gas boiler

#### Bathroom

8'8" x 5'10" (2.64m x 1.78m):

White suite comprising panelled bath with mixer taps, low flush WC, vanity unit, corner shower cubicle and extractor fan

#### Bedroom 1

12'8" x 9'10" (3.86m x 3m):

#### Bedroom 2

10'7" x 7'3" (3.23m x 2.2m):

#### Outside

Front, side and rear gardens with the option of off-street parking for one vehicle



#### VALUER

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#### MORTGAGE ADVICE

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# SimonBrien



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	64 D
39-54	E		
21-38	F		
1-20	G		

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