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17 Daphne Street

Belfast

BT12 5PQ

Offers In Region Of £99,950

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- EXCELLENT MID TERRACE PROPERTY
  - TWO BEDROOMS
  - LOUNGE WITH FEATURE CONTEMPORARY GAS FIRE
  - KITCHEN WITH RANGE OF FITTED UNITS AND DINING AREA
  - BATHROOM WITH MATCHING WHITE SUITE
  - GAS FIRED CENTRAL HEATING
  - UPVC DOUBLE GLAZED WINDOWS
  - COVERED REAR YARD WITH UTILITY AREA
  - SUPERB DECORATIVE ORDER THROUGHOUT
  - SOUGHT AFTER LOCATION CLOSE TO HOSPITALS AND TRANSPORT LINKS
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#### PROPERTY COMPRISES

An excellent opportunity to purchase a beautifully presented home in a highly sought-after location, ideally positioned close to both the Royal Victoria and City Hospitals. This property offers exceptional convenience, with easy access to bus and train links, the Westlink, and the M1 motorway - perfect for commuters.

Finished to a high standard throughout, the property boasts stylish décor and generous storage solutions. The accommodation comprises two well-proportioned bedrooms, a bright lounge featuring a stunning gas fireplace, and a modern kitchen with an extensive range of fitted units and a spacious dining area.

The ground floor also benefits from a contemporary bathroom and a covered rear yard, offering practical outdoor space with added privacy.

Early viewing is highly recommended to fully appreciate all this superb home has to offer.

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**East Belfast Office**  
223a Upper Newtownards Road,  
Belfast, BT4 3JD  
028 9065 5060

**South Belfast Office**  
485 Lisburn Road,  
Belfast, BT9 7EZ  
028 9066 1111

**Bangor Office**  
69 High Street,  
Bangor, BT20 5BD  
028 9147 9797

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#### PROPERTY DETAILS AND DIMENSIONS

Composite entrance door with glazed panels and top light leading to...

**ENTRANCE HALL** Laminate wood strip flooring, stair to first floor.

**LOUNGE** 12' 9" x 10' 4" (3.89m x 3.16m) Contemporary gas fire, laminate wood strip flooring, built in shelving, built storage, under stairs storage cupboard.

**KITCHEN WITH DINING AREA** 13' 5" x 6' 7" (4.09m x 2.02m) Range of fitted high and low level units, Granite effect worksurfaces, single drainer stainless steel sink unit, plumbed for dishwasher, tiled splashback, tiled floor, built in dining area.

**INNER HALL** Tiled floor, door to enclosed rear yard.

**BATHROOM** Panelled bath with hand shower, pedestal wash hand basin, low flush wc, tiled splashback.

#### FIRST FLOOR LANDING

**BEDROOM** 13' 6" x 10' 4" (4.14m x 3.15m) @ widest points Walnut laminate flooring, gas fired boiler.

**BEDROOM** 13' 6" x 6' 5" (4.14m x 1.97m) Engineered oak flooring.

**OUTSIDE** Covered yard to rear, utility area plumbed for washing machine, built in shelving, light and power, outside tap.

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