



A unique opportunity to purchase this beautifully presented Coach House just off the Ormeau Road in the Bontanic area. Situated within close proximity to Queens University, Bontanical Gardens and Ulster Museum and 0.3 miles to Bontanic train station with direct links to Belfast City Airport. Perfect for an investor, first time buyer or professional wanting modern accommodation in a convenient location. The property has been upgraded by its current owner to include a recently fitted contemporary shower room on the ground floor and a modern kitchen with integrated appliances on the first floor. Furthermore the property benefits from a bright living room, three double bedrooms and utility room. Additional features include Google nest gas heating, double glazing throughout. Very rare do properties of this type come onto the market in this area therefore early viewing is highly recommended.

Offers Over
£199,950

1A Magdala Street,
BELFAST,
BT7 1PU

Viewing by
appointment
through agent
028 9066 3030

- Fantastic detached home in a prime location close to Queens University and within close proximity to Belfast City Centre
- Spacious living open plan to a recently fitted kitchen with integrated appliances
- Three bright double bedrooms
- Contemporary shower room with modern fixtures
- Utility room
- Google nest gas heating/Double glazing throughout
- Excellent first-time buyer, investor or young professional opportunity
- Early viewing highly recommended



The Property Comprises:

Ground Floor

HALLWAY: uPVC front door, ceramic tiled floor.

Utility cupboard, plumbed for washing machine, gas boiler.

CONTEMPORARY SHOWER ROOM: 10' 4" x 3' 6"

(3.15m x 1.07m) Low flush wc, black matte clay

counter top wash hand basin. Walk-in fully tiled

shower cubicle with black matte fixtures and fittings,

LED mirror, fully tiled, uPVC tongue and groove

ceiling, recessed lighting, extractor fan.

BEDROOM (1): 13' 4" x 8' 6" (4.06m x 2.59m) Solid

wood strip flooring, under stairs storage cupboard.

BEDROOM (2): 12' 6" x 7' 5" (3.81m x 2.26m) Vinyl

flooring.



First Floor

LIVING ROOM OPEN PLAN TO KITCHEN: 16' 7" x 16' 3" (5.05m x 4.95m) (at widest points). Carpeted, open plan to:

MODERN KITCHEN: Modern range of high and low level units, built-in oven, induction hob with BBQ feature, extractor fan. Integrated fridge/freezer and dishwasher, ceramic Belfast sink unit, solid oak work surfaces, solid stone flooring, part tiled walls, spot lighting, two Velux windows.

BEDROOM (3): 12' 7" x 7' 3" (3.84m x 2.21m)

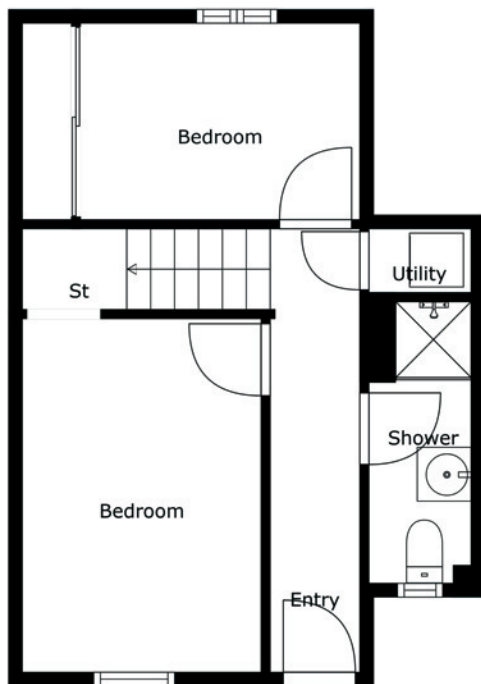
Carpeted, spot lighting.



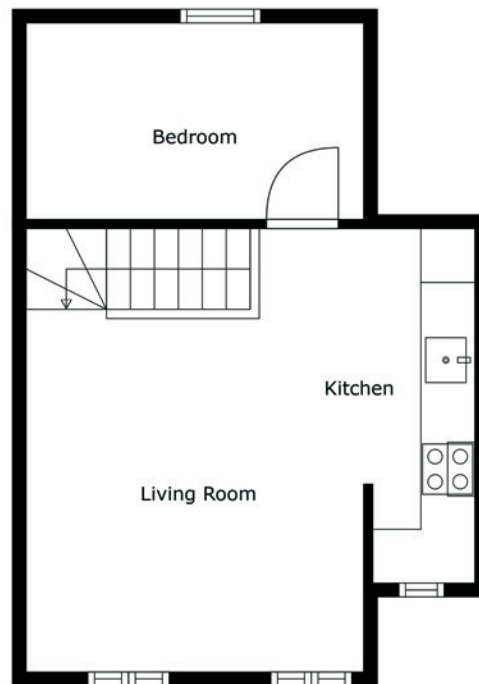
Telephone 028 9066 3030
www.templetonrobinson.com

Location:

Travelling down University Street towards Ormeau Road turn right on to Rugby Road, take first left on to Magdala Street.



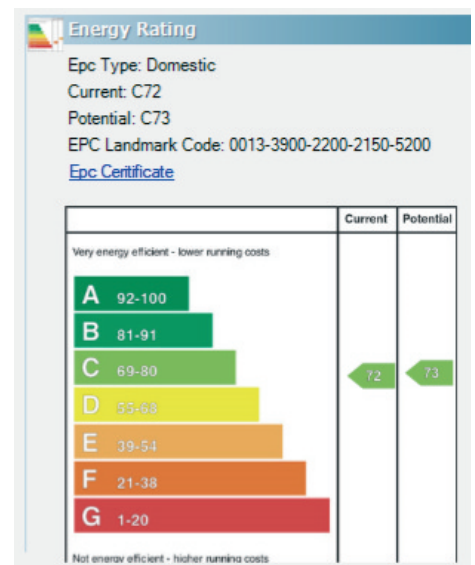
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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