



26 Donegall Gardens, Belfast, BT12 6NU

Price Guide £105,000

This mid terrace property is located in the convenient Donegall Road area of South Belfast. Comprising spacious accommodation to include lounge, kitchen with dining area, ground floor bathroom suite and two excellent bedrooms. The property also benefits from enclosed patio to rear and front. Oil fired central heating and double glazing are also in place. Properties in the surrounding area have been selling fast recently therefore early viewing is recommended.

- Mid Terrace Property
- One Reception
- Oil Fired Central Heating
- Convenient Location
- Viewing Recommended
- Two bedrooms
- Kitchen With Dining
- Double Glazed Windows
- Ideal Investment Or First Time Buy

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		57	71
EU Directive 2002/91/EC			

THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE
LIVING ROOM 11'1" x 10'5" (3.4 x 3.2)



Wood effect vinyl floor.

KITCHEN / DINING 14'1" x 7'6" (4.3 x 2.3)



Range of high and low level units, stainless steel sink unit with mixer taps, formica worksurfaces, vinyl floor, plumbed for washing machine and storage under stairs.

UTILITY ROOM

Vinyl floor and built in storage.

SHOWER



White suite comprising low flush W.C, wash hand basin with vanity unit, shower cubicle with thermostatic shower, towel rail, fully tiled walls and vinyl wood effect floor.

ON THE FIRST FLOOR

Built in storage.

BEDROOM ONE 14'1" x 9'6" (4.3 x 2.9)



Vinyl wood effect floor with built in storage.

BEDROOM TWO 14'1" x 6'6" (4.3 x 2.0)



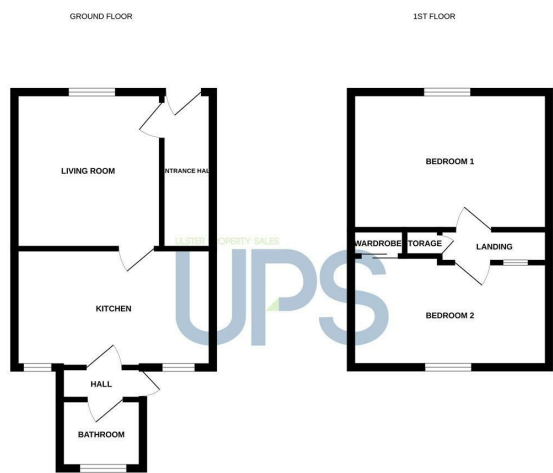
Built in robe.

OUTSIDE



Paved front with large enclosed patio to rear.

Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, responsibility for errors, omissions, views and any other items are agreed upon and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Map data ©2024

Area Map



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