



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
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	71
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland 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)



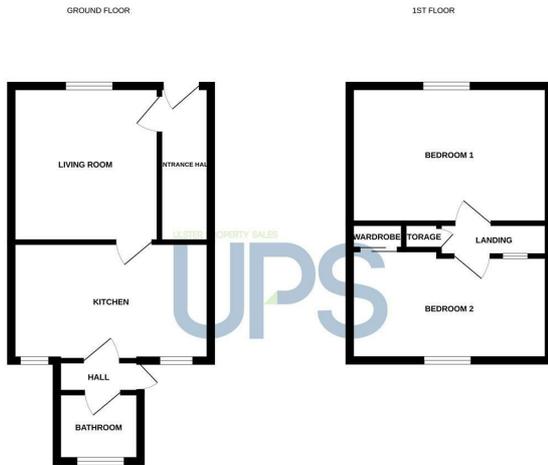
Built in robe.

OUTSIDE



Paved front with large enclosed patio to rear.

Floor Plan



While every effort has been made to ensure the accuracy of the floorplan, the measurements of plans, sections, views and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for general purposes only and should not be used as a basis for any prospective purchase. The correct, specific and detailed measurements have been taken and no guarantee is made with respect to the same.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark