

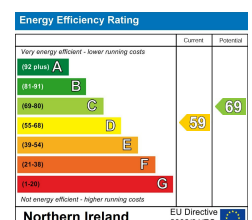


### 302 Donegall Road, Belfast, BT12 6FW

**Price Guide £110,000**

This excellent mid-terrace property with gas fired central heating and double glazed windows offers convenient easy to maintain living close to Belfast City Centre. Bright and spacious throughout the property comprises two good good size bedrooms, comfortable lounge, open plan kitchen / dining area and modern shower suite. Outside there is a small front garden and large enclosed yard to rear. Early viewing is advised to avoid disappointment.

- Spacious Mid-Terrace Property
- Comfortable Lounge
- Modern Shower Suite
- Partial Double Glazed Windows
- Two Good Size Bedrooms
- Open Plan Kitchen / Dining Area
- Gas Fired Central Heating
- Convenient To City Centre





**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

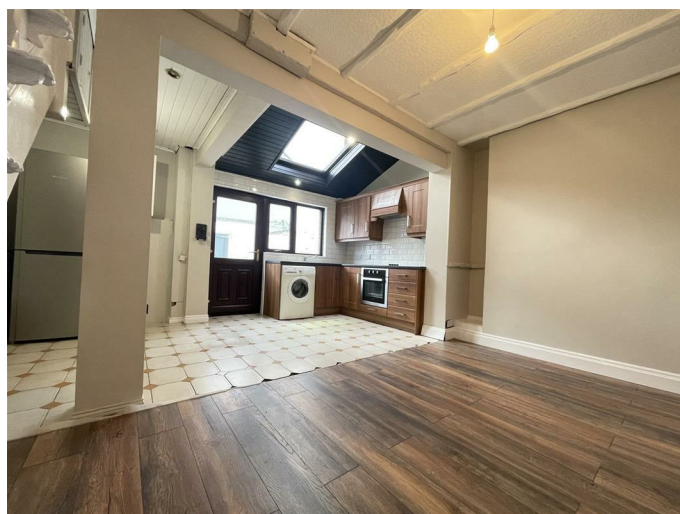
Hardwood front door.

**LIVING ROOM 11'9" x 11'1" (3.6 x 3.4)**



Laminate floor. Open fire.

**KITCHEN / DINING 16'0" x 14'9" (4.9 x 4.5)**



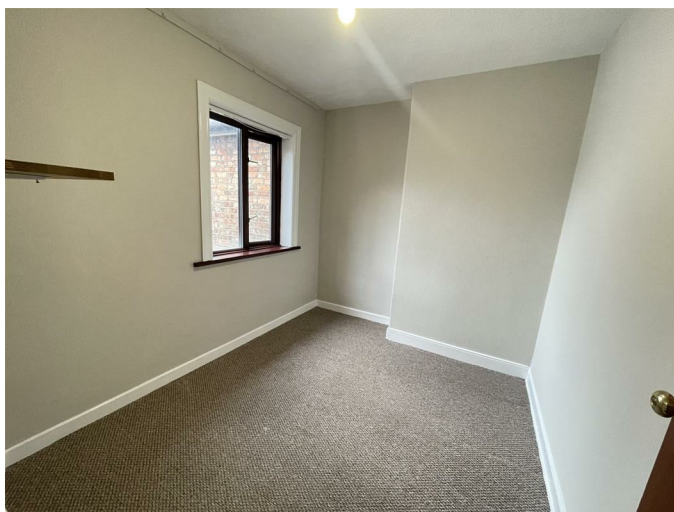
Range of high and low level units, integrated oven, 4 ring electric hob, stainless steel extractor fan, plumbed for washing machine, stainless steel sink unit with drainer, part tiled walls and tiled floor.

**ON THE FIRST FLOOR**

**BEDROOM ONE 15'1" x 9'6" (4.6 x 2.9)**



**BEDROOM TWO 9'2" x 7'6" (2.8 x 2.3)**



**SHOWER**

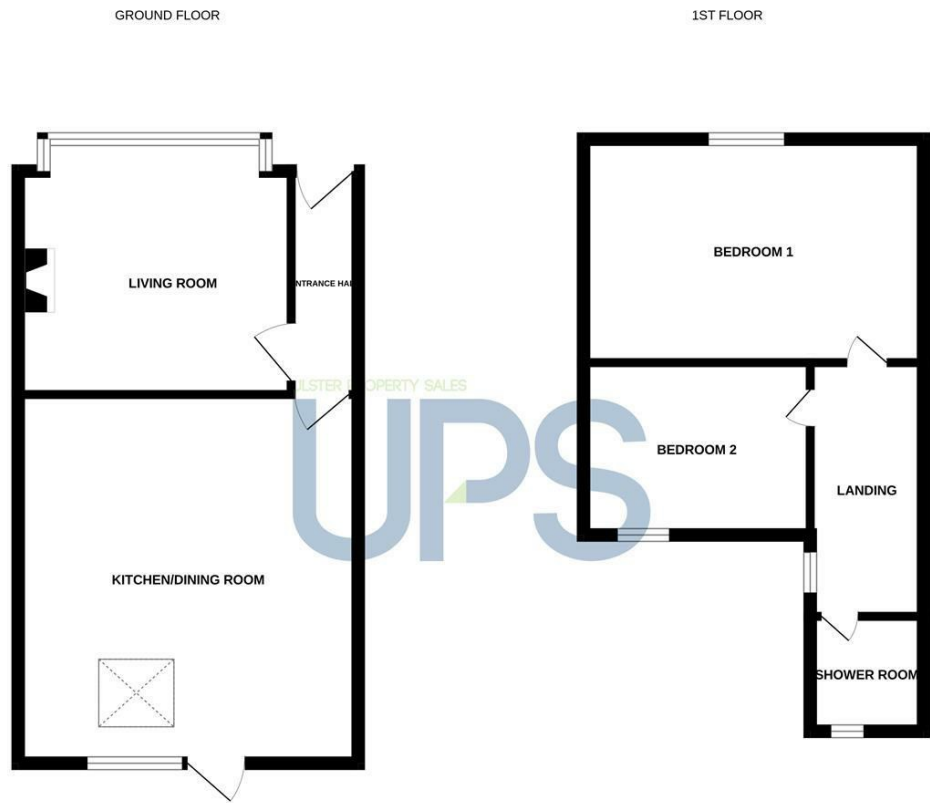


White suite comprising wash hand basin with vanity unit, walk in thermostatic shower with rise bar, low flush W.C, fully PVC cladded walls and tile effect floor.

**OUTSIDE**

Large enclosed yard to rear and storage.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Area Map



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