



34 Donard Street, Ravenhill Road, Belfast, BT6 8EL

Asking Price £115,000

Located on the door step of Belfast city centre, 34 Donard Street is a 'Belfast' town terrace that offers so much convenience to many amenities, most within walking distance of the property. For those who work in or around the City centre, this would be a perfect base for those who might prefer to walk and it has an added bonus of being within minutes of Ormeau Park. The accommodation comprises two good size bedrooms, a spacious lounge which opens to the dining area and it is also enhanced with a fitted kitchen, a white bathroom suite on the ground floor, and finished with oil fired central heating and double glazed windows we are confident that this home that although will require some modernisation, will be of appeal to the investor and first time buyer market.

- Mid terrace home
- Lounge open to the dining area
- Ground floor bathroom suite
- Double glazed windows
- Close to Ormeau Park, Belfast City Centre and many amenities
- Two bedrooms
- Fitted kitchen
- Oil fired cntral heating
- Rear yard
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	64
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance porch

Entrance porch

Glass panelled inner door to entrance hall.

Lounge / dining 20'11 x 9'8 (6.38m x 2.95m)



Laminate flooring, open to the dining area.

Dining



Laminate flooring.

Kitchen



Range of high and low level units, single drainer sink unit, formica work surfaces, Cooker space, fridge freezer space, plumbed for washing machine.

Bathroom 6'8 x 6'3 (2.03m x 1.91m)



Ground floor bathroom comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, wash hand basin, fully tiled walls.

First floor

Landing Hot press.

Bedroom 1 13'8 x 9'8 (4.17m x 2.95m)



Built in bedroom furniture.

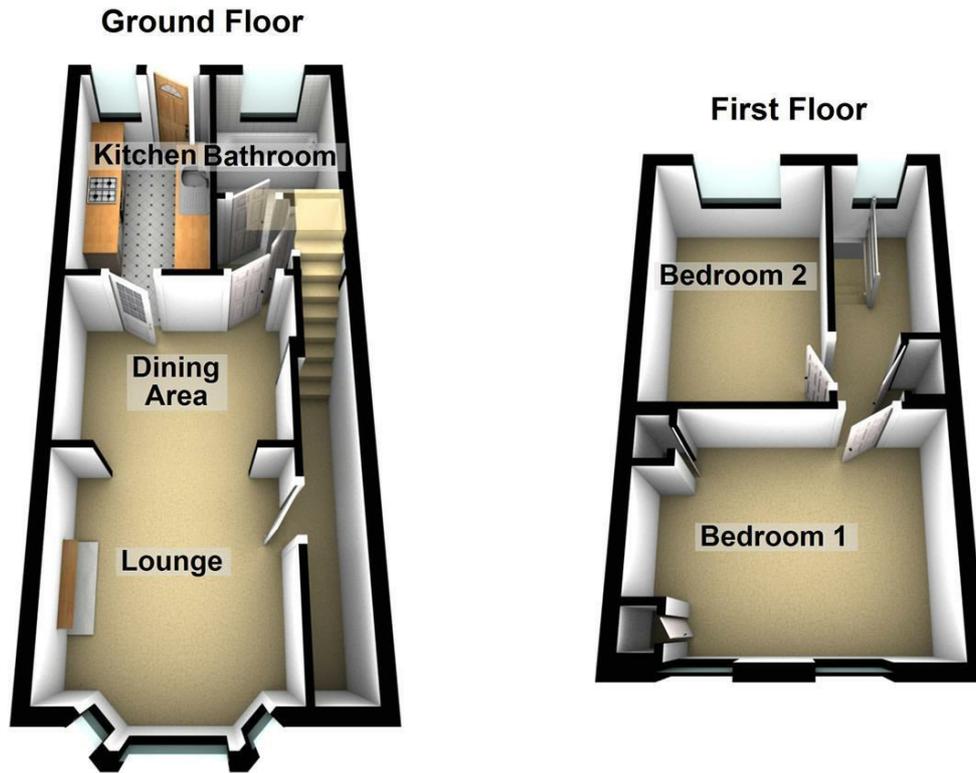
Bedroom 2 10'3 x 8'1 (3.12m x 2.46m)



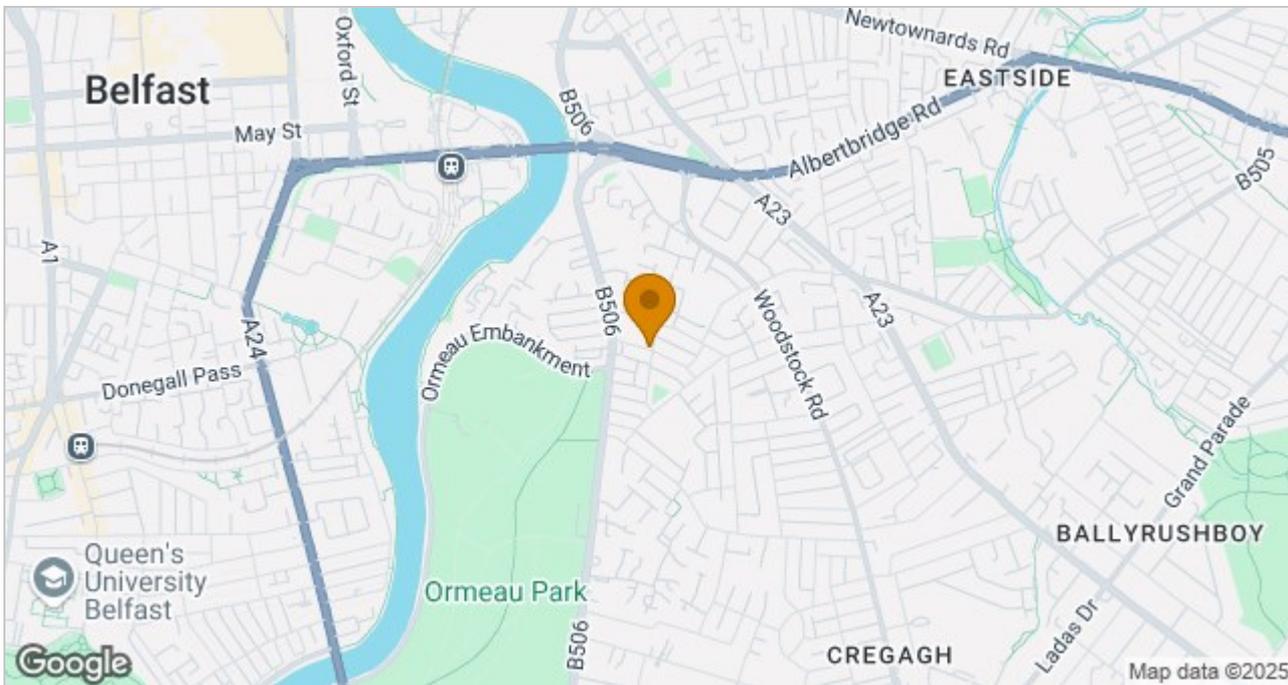
Outside

Enclosed rear yard, boiler house housing oil fired boiler, pvc oil tank.

Floor Plan



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.

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