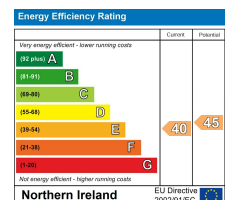




7 ST JAMES AVENUE, DONEGALL ROAD, BELFAST, BT12 6DU



A very unique opportunity to acquire a very special private family home offering an abundance of character and charm. Finished in red brick this extended period property enjoys an extensive secluded position while approached by a feature private lane. Three good well appointed bright bedrooms. Principle bedroom with feature bay window. Two separate reception rooms to include an extended family room open to a sizeable dining area. Extended fitted kitchen. Developed floored and sheeted roofspace / storage. Extended downstairs w.c. Upvc double glazed windows / oil fired central heating system. Feature outhouses with storage / Canopy. Extensive gardens laid in lawns, high hedges and planting / carparking. An exceptional location and very secluded private established residential position that can only be truly appreciated upon viewing. This home with the privacy on offer will not disappoint. Well worth a visit. Chain free.



OFFERS AROUND £179,950

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Key Features

- Red brick extended period property.
- Two separate reception rooms / Developed floored Roofspace / Storage
- White shower suite.
- Upvc double glazed windows.
- Range of outhouses with storage.
- Three good well appointed bedrooms.
- Extended luxury fitted kitchen.
- Extended downstairs w.c.
- Oil fired central heating.
- Extensive site with private mature and secluded gardens. .





GROUND FLOOR

OPEN ENTRANCE PORCH

To;

ENTRANCE HALL

Wooden effect strip floor, storage under stairs.

LOUNGE

13'5 x 11'8

Feature fireplace with inset and hearth, wooden effect strip floor. Bay window.

EXTENDED LIVING ROOM / DINING AREA

16'9 x 11'2

Feature fire place inset and hearth.

EXTENDED FITTED KITCHEN

11'9 x 9'8

Range of high and low level units, formica work surfaces, sink unit.

SEPARATE EXTENDED W.C

Low flush w.c, pedestal wash hand basin, tiling.

REAR PORCH

Upvc double glazed back door, feature canopy.

FIRST FLOOR

PRINCIPLE BEDROOM 1

11'6 x 11'3

BEDROOM 2

13'4 x 0'7

BEDROOM 3

7'11 x 7'7

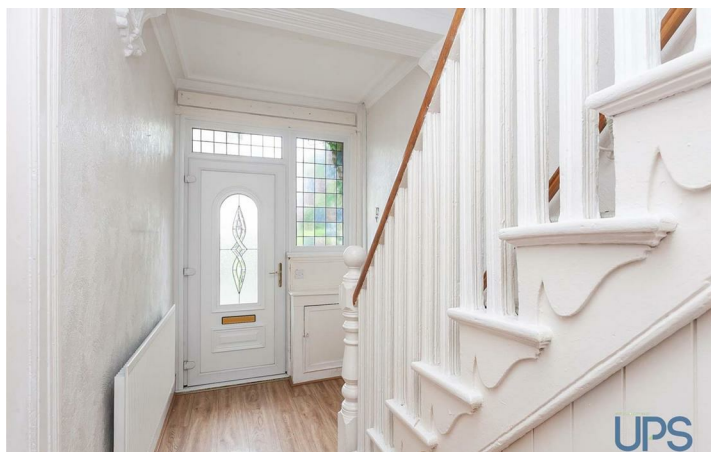
WHITE SHOWER SUITE

Shower cubicle, electric shower unit, pedestal wash hand basin, low flush w.c. Tiling.

OUTSIDE

Outside w.c, housed oil fired boiler, extensive gardens laid in lawns, with high hedging and planting, range of outhouses with storage.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17951919

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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