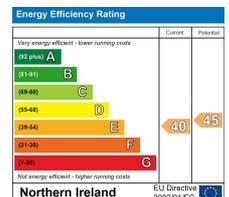




## 7 ST JAMES AVENUE, DONEGALL ROAD, BELFAST, BT12 6DU

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

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

## 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 downstairs.

### 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.

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









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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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