



## 100 Donnybrook Street, Belfast, BT9 7DG

**Offers Over £145,000**

We are pleased to present this excellent mid-terrace property located just off the Lisburn Road, convenient to a host of amenities and will appeal to a range of buyers. Bright and spacious throughout the property comprises on the ground floor, open plan living / dining area, large fitted kitchen with access to enclosed yard to rear. On the first floor there are two good size bedrooms and bathroom suite. Gas fired central heating and PVC double glazing are both in place.

- Excellent Mid-Terrace Property
- Large Fitted Kitchen
- First Floor Bathroom Suite
- PVC Double Glazed Windows
- Open Plan Living / Dining Area
- Two Good Size Bedrooms
- Gas Fired Central Heating
- Popular Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		71	71
EU Directive 2002/91/EC			



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood front door with glass panels. Laminate flooring.

#### OPEN PLAN LIVING / DINING ROOM 20'0" x 9'2" (6.1 x 2.8)



Open fire with brick surround and laminate flooring



#### KITCHEN 13'1" x 7'6" (4.0 x 2.3)



Range of high and low level units, stainless steel sink unit with drainer, plumbed for washing machine, part tiled walls and vinyl flooring. Under stairs storage.

### ON THE FIRST FLOOR

#### BEDROOM ONE 12'1" x 9'10" (3.7 x 3.0)



Laminate flooring with built in storage.

#### BEDROOM TWO 10'2" x 7'2" (3.1 x 2.2)



Laminate flooring with built in storage.

## BATHROOM



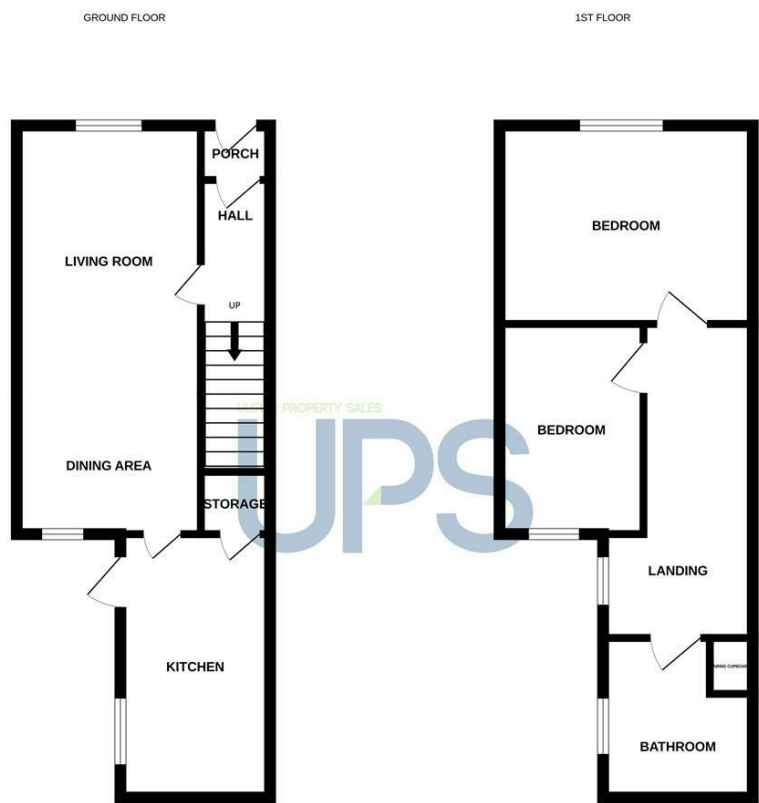
Low flush W.C, wash hand basin with built in vanity unit, panel bath, part tiled walls and vinyl flooring. Built in storage.

## OUTSIDE



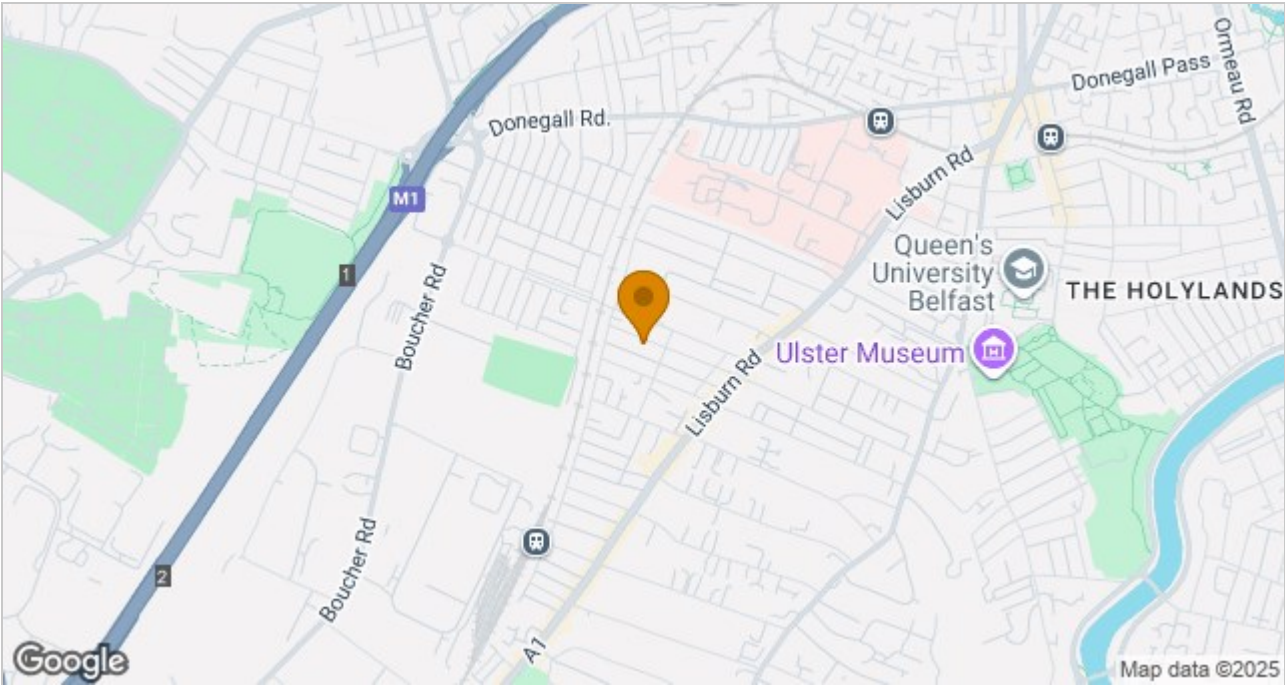
Small front with enclosed yard to rear.

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.  
Made with Metropix C2025.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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