



2 Donegall Gardens, Belfast, BT12 6NU

Price Guide £120,000

We are pleased to present this excellent end-terrace property located in the convenient Donegall Road area of South Belfast. This home comprises spacious accommodation to include lounge, modern kitchen with dining area, contemporary ground floor shower suite and two good sized bedrooms. The property also benefits from paved front and large enclosed garden with patio to rear. Gas fired central heating and double glazing are also in place. Chain free and with similar properties in the surrounding area selling fast early viewing is highly recommended.

- Excellent End-Terrace Property
- Open Plan Kitchen / Dining
- Gas Central Heating
- Convenient Location
- Chain Free
- Two Bedrooms
- Ground Floor Shower Suite
- PVC Double Glazed Windows
- Suitable For A Range Of Buyers

Energy Efficiency Rating		Current	Potential
(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			

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**



PVC Front door.

LIVING ROOM 11'5" x 10'9" (3.5 x 3.3)



Laminate flooring with electric fire and brick surround.

KITCHEN / DINING 14'5" x 8'2" (4.4 x 2.5)



Modern kitchen with range of high and low level units, plumbed for washing machine, integrated oven, 4 ring electric hob &

stainless steel extractor fan, single drainer stainless steel sink unit with mixer tap, part tiled walls, wood effect floor and under stairs storage.



SHOWER SUITE



Contemporary shower suite comprising, low flush W.C, basin with built in vanity unit, extractor fan, heated towel rail and decorative tiled floor.

ON THE FIRST FLOOR

BEDROOM ONE 14'1" x 6'6" (4.3 x 2.0)



BEDROOM TWO 14'5" x 9'10" (4.4 x 3.0)



Laminate floor with built in storage & gas boiler.

OUTSIDE



Paved front with large garden to rear with patio area and outside tap.

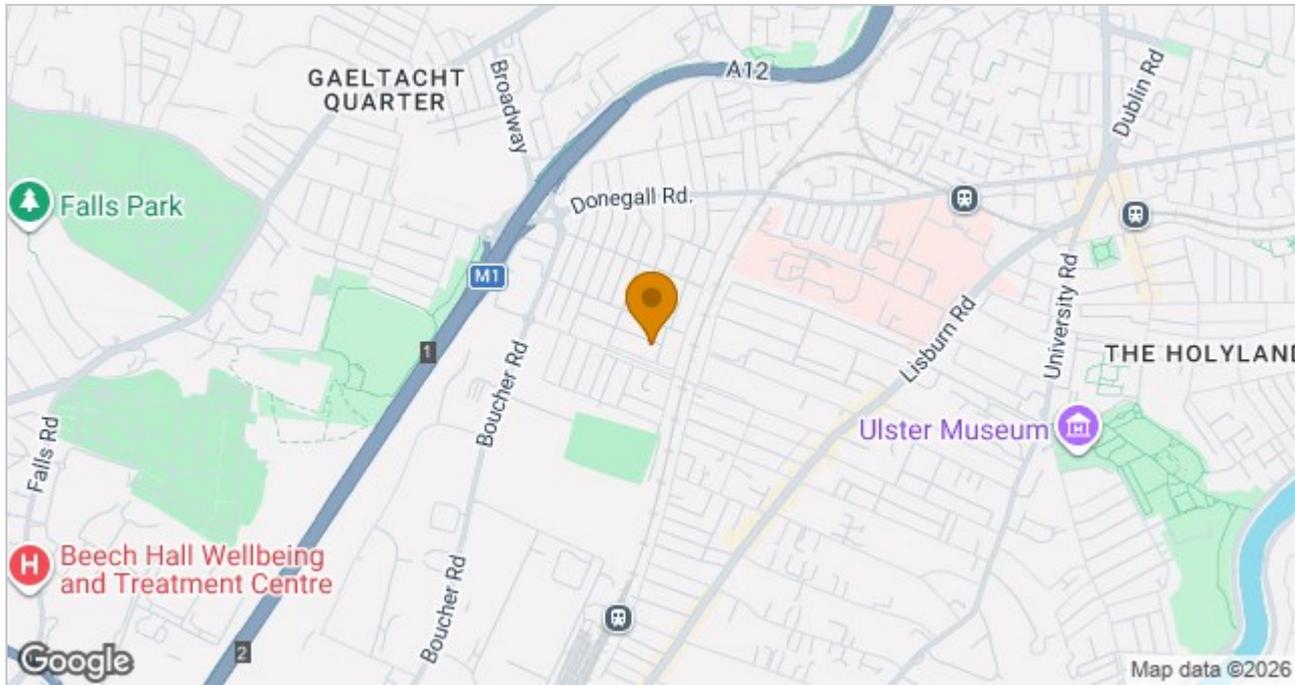


Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, areas and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should not be used for any purpose other than that for which it is intended. No liability is accepted for any error or omission. Map data ©2026

Area Map



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