



Tucked away just off Sandy Row, this immaculately maintained mid-terrace home is full of character and ready for immediate occupation. Well presented throughout, it offers a fantastic opportunity for first-time buyers looking to get on the property ladder, as well as investors seeking a strong addition to their portfolio.

The property benefits from a highly convenient location, just a short distance from Belfast City Centre, with easy access to local hospitals, schools, and a wide range of nearby amenities. Excellent transport links further enhance its appeal, making this an ideal home for those who value both comfort and convenience.

Early viewing is strongly recommended to fully appreciate what this charming property has to offer.

**Offers Over
£179,950**

15 St Georges Gardens,
Donegall Road,
BELFAST,
BT12 5FJ

Viewing by
appointment
through agent
028 9066 3030





- Spacious mid-terrace property within close proximity to Belfast City Centre, Royal Victoria and City Hospitals including all public transport links
- Bright spacious living room with electric plasma fire
- Luxury fitted kitchen, built in appliances with dining area
- Three well proportioned bedrooms
- First floor family bathroom with white suite
- uPVC double glazed windows/ Gas heating
- Enclosed rear yard, parking to the front
- Prime City Centre location, convenient to a range of amenities

The Property Comprises:

Ground Floor

uPVC front door to:

ENTRANCE HALL: uPVC front door, laminate herringbone wood effect flooring.

LIVING ROOM: 15' 10" x 12' 5" (4.83m x 3.78m) Laminate herringbone wood effect flooring, electric plasma fire.



KITCHEN: 15' 8" x 10' 5" (4.78m x 3.18m) Luxury fitted kitchen, built-in oven, microwave, ceramic hob, extractor fan, formica work surfaces, plumbed for washing machine. Understairs storage cupboard, tiled flooring.



REAR HALLWAY: uPVC rear door onto enclosed rear yard. Boiler cupboard.

First Floor

LANDING: Access to roofspace.

BEDROOM (1): 12' 6" x 8' 6" (3.81m x 2.59m)



BEDROOM (2): 10' 6" x 8' 2" (3.2m x 2.49m) Built-in robe with mirrored sliding doors.



BEDROOM (3): 9' 7" x 6' 8" (2.92m x 2.03m) Spotlights.

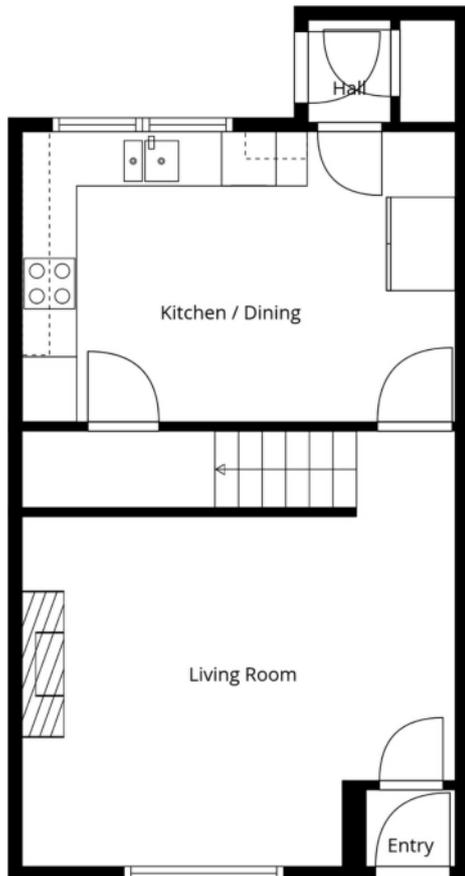


BATHROOM: Contemporary white suite, low flush wc, wall-hung wash hand basin with vanity unit, bath with overhead shower, fully tiled walls, LED mirror.

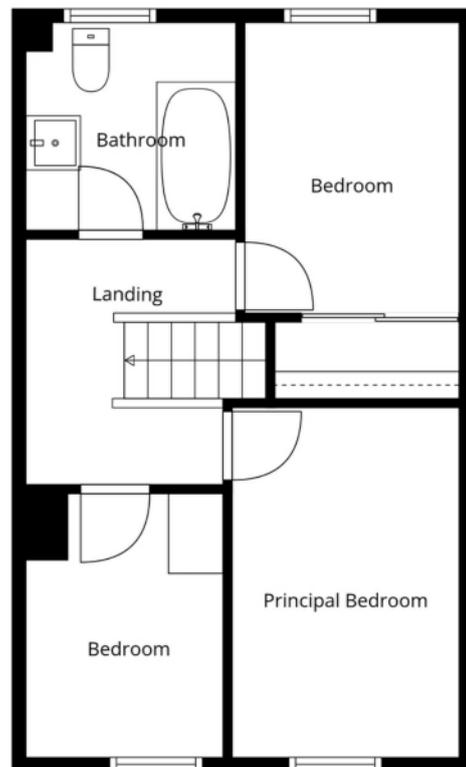


Outside

Enclosed rear yard with Tobermore paving. Outside tap.



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Telephone 028 9066 3030

www.templetonrobinson.com

Location:

Drive along Donegall Road towards Belfast City Centre. Turn left onto Sandy Row. St Georges Gardens is 2nd on the right.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
www.templetonrobinson.com

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