

FOR SALE



34 Donegall Park Avenue, Belfast BT15 4EU

**OA £189,950
EPC Rating: F2I**

- Semi detached property set in fantastic gardens on a corner site
- 2 receptions both with real fires
- Spacious kitchen
- 3 well proportioned upstairs bedrooms
- First floor bathroom
- Driveway parking, enclosed front and rear gardens
- Detached garage
- Close to main arterial routes and local schools
- Oil Fired Central Heating/ uPVC double glazing

31 Donegall Street, Belfast, BT1 2FG

Tel: 028 9032 5888

www.macfarlanesmyth.com



Period family home in a sought after location.

The accommodation has been well presented throughout and comprises two receptions with real fires and a large kitchen. On the first floor are three bedrooms and a bathroom while externally there is good driveway parking and enclosed gardens front and rear.

Perfectly situated to take advantage of the nearby Cavehill Country Park

ACCOMMODATION GROUND FLOOR

SPACIOUS RECEPTION HALL

Cloakroom under stairs

FRONT RECEPTION:

4.81m into bay x 3.66m (15' 9" x 12' 0")

Tiled fireplace

SITTING/ DINING ROOM

3.66m x 3.66m (12' 0" x 12' 0")

Fireplace, rear facing

KITCHEN

5.48m x 2.28m (18' 0" x 7' 5 1/2")

Range of high and low units

FIRST FLOOR

LANDING

BATHROOM

2.37m x 2.15m (7' 9" x 7' 0")

WC, sink and bath

BEDROOM (1):

3.66m x 3.51m (12' 0" x 11' 6")

BEDROOM (2):

3.67m x 3.67m (12' 0" x 12' 0")

Tiled fireplace

BEDROOM (3):

2.11m max x 2.14m max (6'11" x 7' 1/4")

OUTSIDE

Gardens front and rear. Patio area. Ample offstreet parking. Garage.

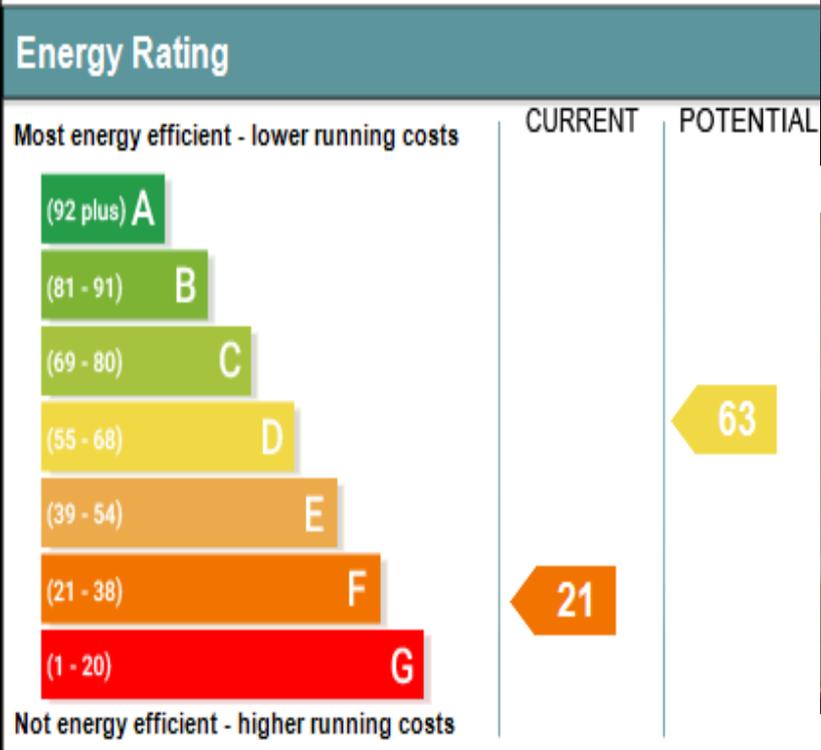




VIEWINGS

Strictly by appointment with Macfarlane & Smyth.

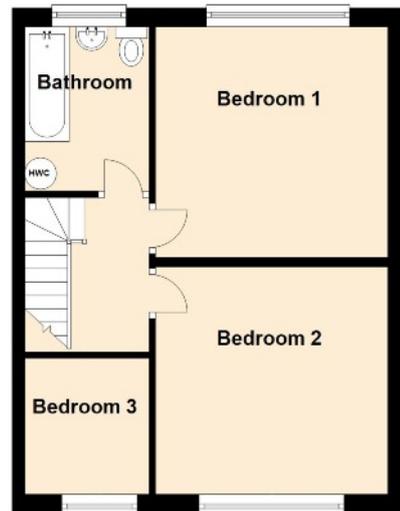
Address: 34, Donegall Park Avenue, BELFAST, BT15 4EU
 RRN: 9031-0120-6189-2751-8902



Ground Floor



First Floor



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