

simon**BRIEN**
RESIDENTIAL

4 St. Ives Gardens,
Stranmillis, Belfast, BT9 5DN



Asking Price £245,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Mid Terrace
- 7 Bedrooms
- Spacious Open Plan Kitchen / Living / Dining Area
- Two Shower Rooms
- Gas Fired Central Heating
- Fully Let Until July 2022 With Annual Rental Income Of £20,160.00
- Popular & Convenient Location In Heart Of Stranmillis Village Within Walking Distance Of Queen's University & Belfast City Centre

SUMMARY

Exceptionally well located in the heart of the Stranmillis area, the property is well placed close to a host of local amenities, and is within comfortable walking distance Queen's University and Belfast City Centre.

The subject property comprises a substantial mid terrace with 7 bedrooms, two shower rooms, and open plan kitchen / living / dining area.

Fully let until July 2022 with an annual rental income of £20,160.

Viewing is by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

BEDROOM (1):

12' 7" x 9' 0" (3.84m x 2.74m)

KITCHEN / LIVING / DINING AREA:

35' 2" x 10' 8" (10.72m x 3.25m)

High and low level units. Single drainer sink unit. Cooker and fridge. Washing machine. Access to rear yard.



FIRST FLOOR

BEDROOM (2):

11' 8" x 6' 8" (3.56m x 2.03m)

SHOWER ROOM:

Low flush WC. Wash hand basin. Separate shower enclosure.

BEDROOM (3):

10' 7" x 7' 3" (3.23m x 2.21m)

BEDROOM (4):

12' 6" x 9' 9" (3.81m x 2.97m)

SECOND FLOOR

SHOWER ROOM:

Low flush WC. Wash hand basin. Separate shower enclosure.

BEDROOM (5):

11' 8" x 7' 2" (3.56m x 2.18m)

BEDROOM (6):

9' 9" x 7' 2" (2.97m x 2.18m)

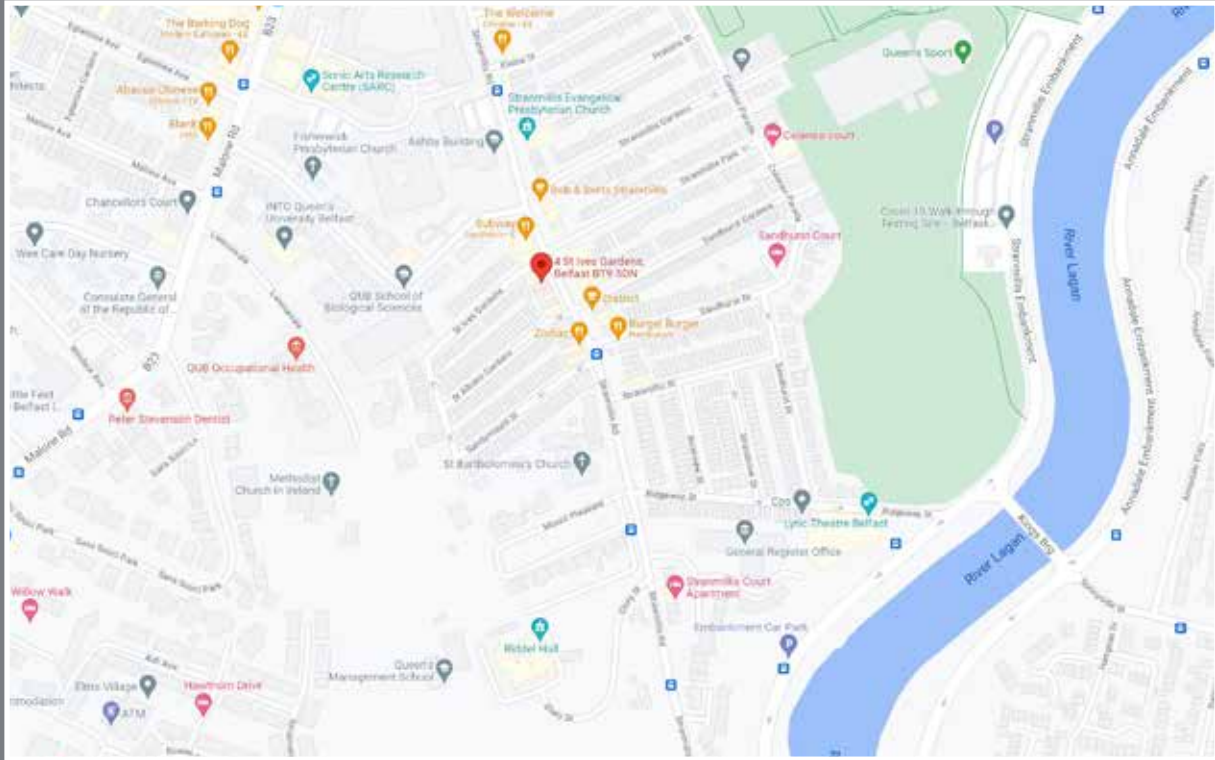
BEDROOM (7):

12' 6" x 9' 6" (3.81m x 2.9m)

OUTSIDE

Rear yard area.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/K/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9120-0122-6430-7668-1296

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