

simon**BRIEN**  
RESIDENTIAL

98 Wellesley Avenue,  
Belfast, BT9 6ND



Offers Around £265,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Well Presented Five Bedroom Three Storey Mid-Terrace with Current HMO Certification
- Ideally Positioned just off the Lisburn Road in South Belfast
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Within Close Proximity to Belfast City Hospital and Queens University
- Close to Excellent Schools, Parks and Belfast City Airport
- Walking Distance to the Malone Road, Lisburn Road and Stranmillis Village
- Five Well Appointed Bedrooms Over Three Floors
- Living Dining Room with Outlook to Rear
- Spacious Kitchen with Ample Space for Casual Dining
- Bathroom with Separate Shower Room
- Enclosed South Facing Rear Courtyard Ideal for Entertaining
- Gas Fired Central Heating
- UPVC Double Glazing
- No Onward Chain
- Prime Investment Opportunity
- Rental Potential Circa £2000 P/M Fully Let
- Ideally Suited to the Young Professional or Investor Alike
- Early Viewing Highly Recommended

## DESCRIPTION

We are delighted to bring to the market this superb five-bedroom three-storey mid-terrace located just off the Lisburn Road in South Belfast. The location offers ease of access for the city commuter and is within striking distance of the City Hospital, Queens University, Lisburn Road and Malone Road.

In short the property comprises of: reception hall, living dining room, spacious kitchen diner, five well-proportioned bedrooms over three floors, bathroom with white suite and separate shower room with white suite.

The property further benefits from UPVC double glazing, gas fired central heating, an enclosed south facing rear courtyard ideal for outdoor entertaining and current HMO compliance.

With generously proportioned rooms, bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL:

Hardwood front door into reception hall with tiled floor, access to gas meter, cloaks area



## LIVING ROOM:

12' 10" x 9' 4" (3.91m x 2.84m)

Outlook to rear, tiled floor, understairs storage cupboard



## KITCHEN/DINER:

17' 5" x 8' 0" (5.31m x 2.44m)

Range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome taps, space for washing machine and free standing cooker, extractor fan, tiled floor, ample space for casual dining, space for fridge freezer, hardwood access door to rear courtyard



**BEDROOM (1):**  
14' 6" x 12' 1" (4.42m x 3.68m)



**SHOWER ROOM:**

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome taps, corner shower with glass bi-folding door, vinyl flooring, extractor fan



**FIRST FLOOR**

**LANDING:**

Picture window, access hatch to roofspace

**BATHROOM:**

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome taps, panelled bath, PVC enclosure, red ring electric shower with telephone attachment, vinyl flooring, extractor fan



**BEDROOM (2):**  
16' 3" x 11' 5" (4.95m x 3.48m)

Outlook to front



**BEDROOM (3):**  
**11' 5" x 10' 3" (3.48m x 3.12m)**  
 Outlook to rear



**OUTSIDE**  
 Enclosed South facing private rear courtyard with hardwood access gate to bins



**SECOND FLOOR**

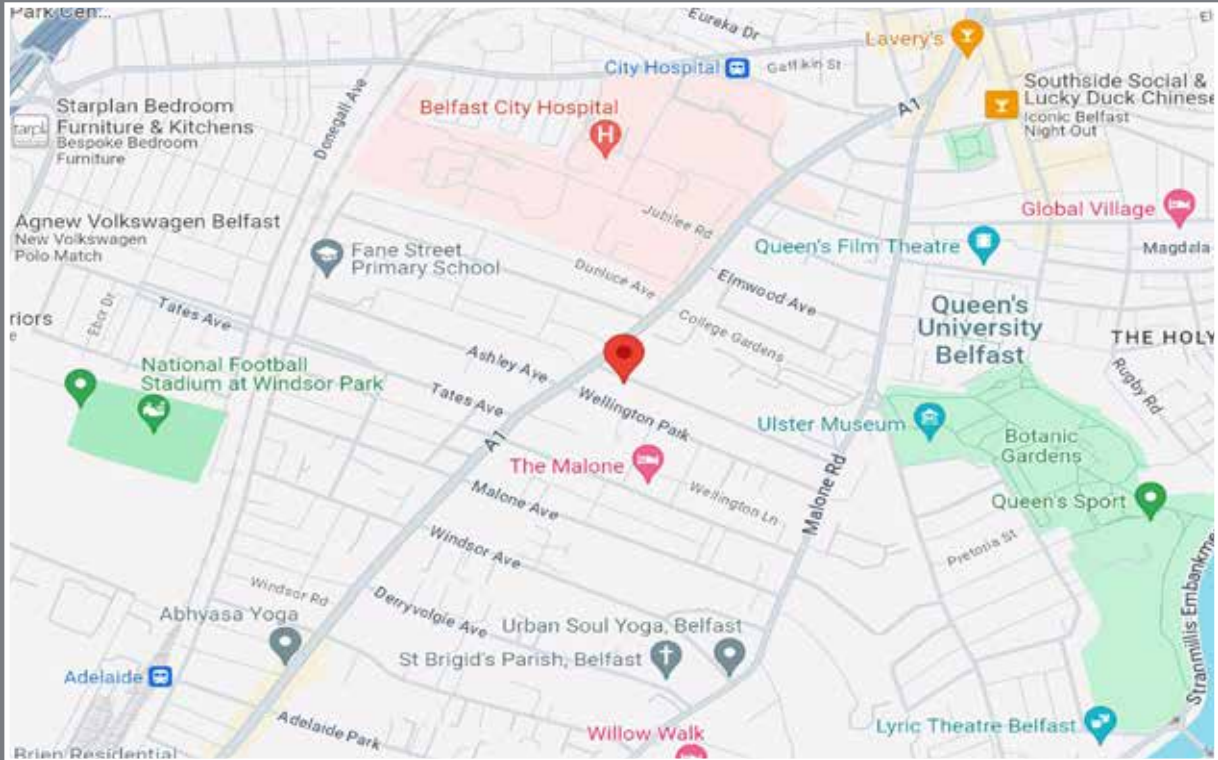
**BEDROOM (4):**  
**16' 3" x 11' 6" (4.95m x 3.51m)**  
 Outlook to front



**BEDROOM (5):**  
**11' 5" x 9' 6" (3.48m x 2.9m)**  
 Outlook to rear.



# 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](http://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**



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