



Located off the thriving Lisburn Road near Belfast City Hospital this substantial three storey terrace is ideally situated within walking distance of Queen's University, the City Centre and many amenities. The property is currently HMO compliant for five individuals.

The accommodation briefly comprises bright lounge and modern fitted high gloss kitchen with access to rear, five well-proportioned bedrooms (one on the ground floor) and two bathrooms. Externally there is an enclosed rear yard. Furthermore the property benefits from mains gas central heating and uPVC double glazing.

Suitable to a range of purchasers we recommend an early viewing.

Offers Over
£225,000

18 Dunluce Avenue,
Lisburn Road,
Belfast,
BT9 7AY

Viewing by
appointment
through agent
028 9066 3030



- Substantial Three Storey Mid Terrace Residence
- Bright Lounge and Modern Fitted Kitchen
- Five Bedrooms and Two Bathrooms
- Close to Queens University Belfast, City & Royal Hospitals
- Gas Central Heating/ Double Glazing Throughout
- HMO Compliant for Five Individuals
- Ideal Investment Opportunity

The Property Comprises:

Ground Floor

Hardwood front door to . . .

HALLWAY: Vinyl flooring.

BEDROOM (1): 13' 2" x 11' 2" (4.01m x 3.4m) Feature bay window, carpeted, sink with vanity unit.



LIVING ROOM: 13' 8" x 12' 5" (4.17m x 3.78m) Laminate wood effect flooring, uPVC patio doors onto enclosed rear yard, under stairs storage cupboards.



Telephone 028 9066 3030

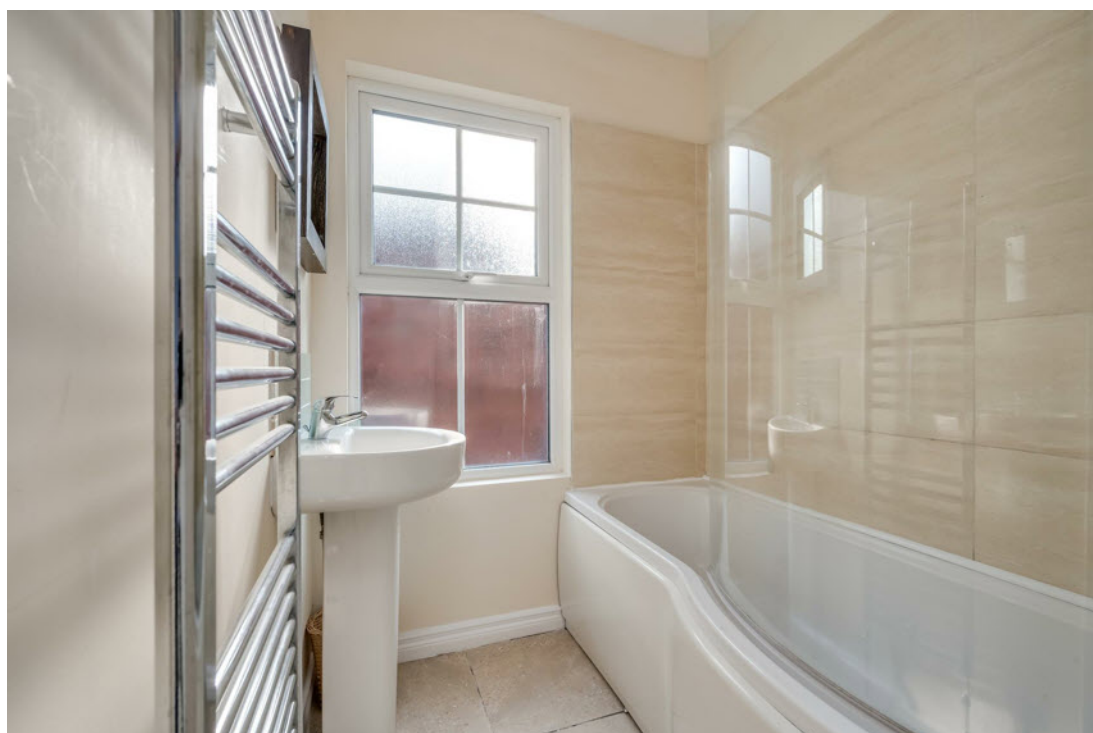
www.templetonrobinson.com

KITCHEN: 13' 7" x 8' 4" (4.14m x 2.54m) Modern kitchen with range of high gloss units, wooden work surfaces, stainless steel sink with mixer tap, integrated dishwasher, oven, hob and extractor fan, plumbed for washing machine, vinyl flooring, uPVC rear door onto rear yard.



First Floor Return

BATHROOM: 8' 3" x 5' 6" (2.51m x 1.68m) Bath with overhead shower, low flush wc, chrome heated towel rail, vinyl flooring, part tiled walls, boiler cupboard.



SEPARATE WC: Low flush wc, vinyl flooring.

First Floor

BEDROOM (2): 16' 4" x 11' 10" (4.98m x 3.61m) Sink with vanity unit, carpeted.



BEDROOM (3): 11' 0" x 9' 11" (3.35m x 3.02m) Sink with vanity unit, carpeted.



Second Floor Return

LANDING: Access to roofspace.

BATHROOM: 8' 3" x 5' 0" (2.51m x 1.52m) Bath with overhead shower, low flush wc, chrome heated towel rail, tiled flooring, part tiled walls, storage cupboard.



SEPARATE WC: Low flush wc.

Second Floor

BEDROOM (4): 16' 4" x 11' 2" (4.98m x 3.4m) Wash hand basin, Velux window, carpeted.

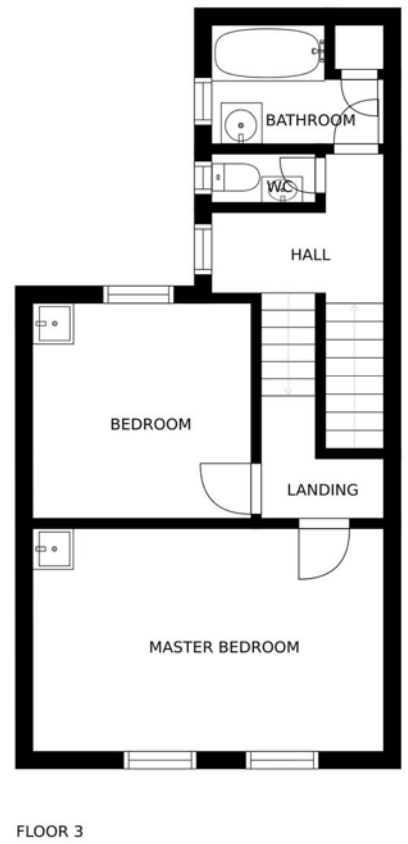
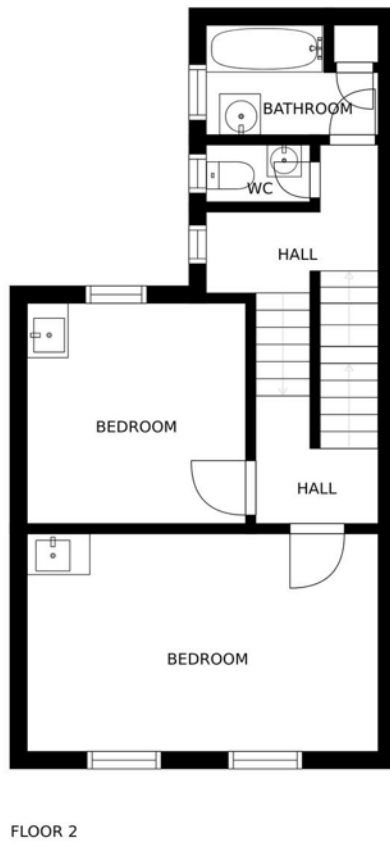
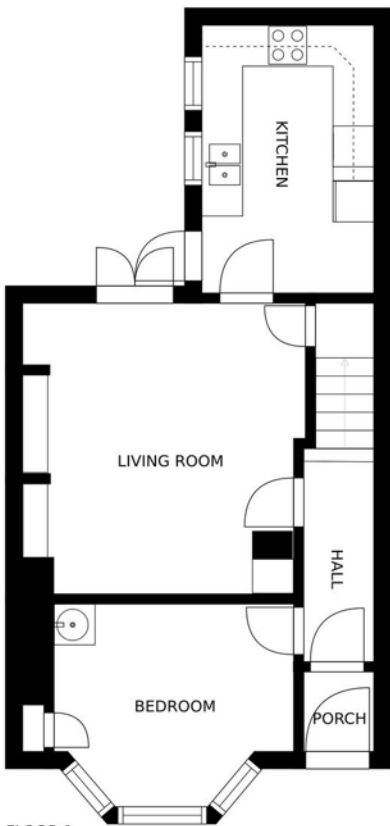


BEDROOM (5): 10' 11" x 10' 10" (3.33m x 3.3m) Wash hand basin, 2 Velux windows, carpeted.

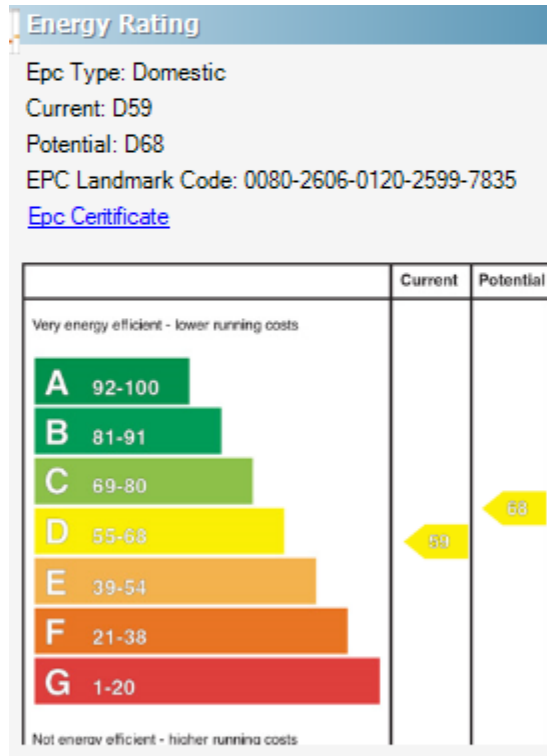


Outside

Enclosed rear yard.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Location:

Off Lisburn Road between Ulsterville Avenue and the City Hospital.

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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