

41 Claremont Street, Belfast, BT9 6AP

Price: £249,950







McGuinness | Fleck

Claremont Street is a five bedroom semi-detached property presenting a fantastic opportunity for buyers and investors to capitalise on strong rental demand in an unbeatable location. Located just off the Lisburn and Malone Road, the property is within easy walking distance of many local amenities including shops, public transport routes and Queen's University.

The popular bars, cafes and restaurants on the Lisburn Road, Stranmillis and Belfast City Centre are all within easy walking distance.

The property is comprised of a lounge, open-plan kitchen and dining room, five single bedrooms, main bathroom and W/C. The property further benefits from gas fired central heating, double glazing and an enclosed rear yard.

This home needs to be inspected to fully appreciate it, and with such demand for property in the area we anticipate strong interest, so early viewing is advised.



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Fantastic Semi-Detached South Belfast Living

Price: £249,950



Five Bedrooms

Open Plan Kitchen & Dining Area

Great Living Space

Enclosed Rear Yard

Convenient Location

Double Glazed Windows

Gas Fired Central Heating

Council Rates - £2,161

Potential Rental Income of £21,000 Per Annum



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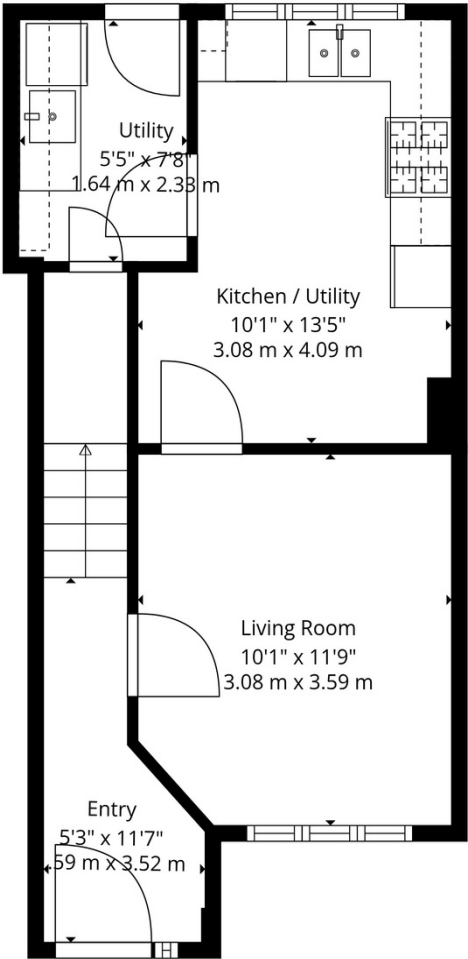


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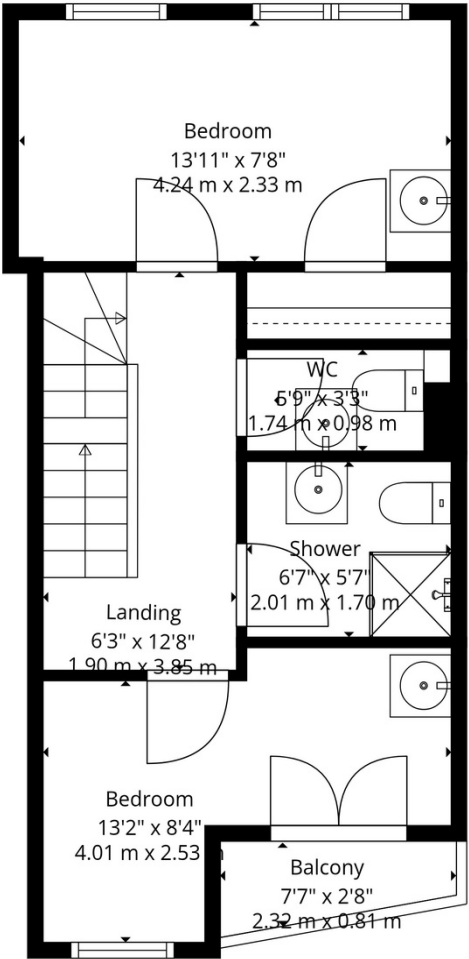


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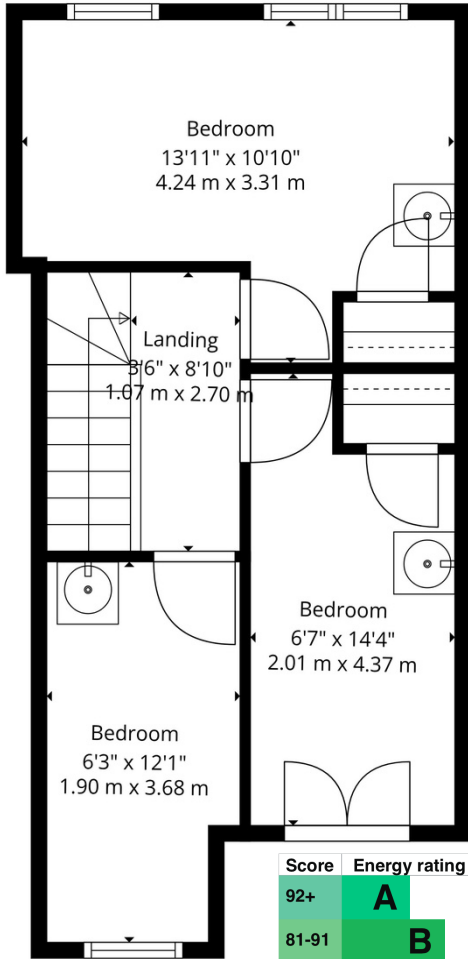
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1st Floor



2nd Floor



3rd Floor

TOTAL: 1044 sq. ft, 98 m2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		