



81 Wellesley Avenue, Belfast, BT9 6DH

Price Guide £350,000

Located minutes from Queens University, Royal Hospital & City Centre we are pleased to offer for sale this attractive three storey 6 bedroom property. The accommodation comprises on the ground floor one bedroom, living room, large kitchen with built in appliances, shower suite and utility room. While the first and second floor provide five further bedrooms with shower suite and separate W.C. HMO & CLEUD approved this property should prove extremely popular to investors seeking a well maintained property in an excellent rental area. This could prove to be an excellent investment for parents seeking to buy close to Queens University with family members to attend the nearby campus. Early viewing is advised.

- Well Presented HMO & CLEUD Approved Property
- Large Kitchen With Built in Appliances
- First Floor Shower Suite With Separate W.C
- PVC Double Glazed Windows
- Within Close Proximity To QUB, Public Transport Links And City Hospital
- Six Good Sized Bedrooms
- Ground Floor Shower Suite With Separate Utility Room
- Gas Fired Central Heating
- Prime Investment Opportunity

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	71
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE HALL

Solid wood panel door. Laminate flooring.

BEDROOM ONE 15'1" x 11'1" (4.6 x 3.4)



Laminate flooring.

LIVING ROOM 11'5" x 10'9" (3.5 x 3.3)



Laminate flooring with built in storage.

KITCHEN 10'2" x 8'6" (3.1 x 2.6)



A range of high and low level units, formica

worksurfaces, single drainer stainless steel sink unit, integrated oven, with electric 4 ring hob & extractor fan. Vinyl tile effect flooring.

SHOWER ROOM



White suite comprising, pedestal wash hand basin, low flush W.C, shower cubicle, fully pvc cladded walls, extractor fan and vinly tile effect flooring.

UTILITY ROOM 8'6" x 5'10" (2.6 x 1.8)



High and low level units, formica worksurfaces, single drainer stainless steel sink unit, plumbed for washing machine and vinyl tile effect flooring.

ON THE FIRST FLOOR



Built in storage. Access to external stairwell.

BEDROOM TWO 15'8" x 12'1" (4.8 x 3.7)



Laminate flooring.

BEDROOM THREE 10'9" x 9'6" (3.3 x 2.9)



SHOWER ROOM

White suite comprising, shower cubicle, wash hand basin, fully pvc cladded walls and extractor fan.

W.C



White suite comprising, low flush W.C, pedestal wash hand basin, fully pvc cladded walls, extractor fan and vinly tile effect flooring.

BEDROOM FOUR 8'6" x 8'2" (2.6 x 2.5)



Laminate flooring.

ON THE SECOND FLOOR

BEDROOM FIVE 15'8" x 12'1" (4.8 x 3.7)

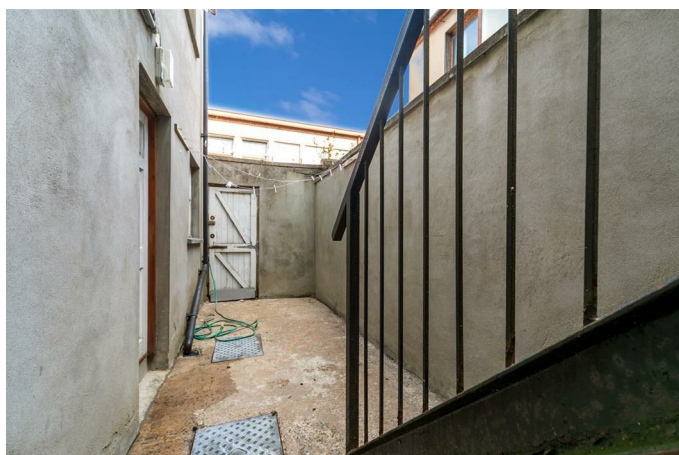


Laminate flooring.

BEDROOM SIX 10'9" x 9'6" (3.3 x 2.9)

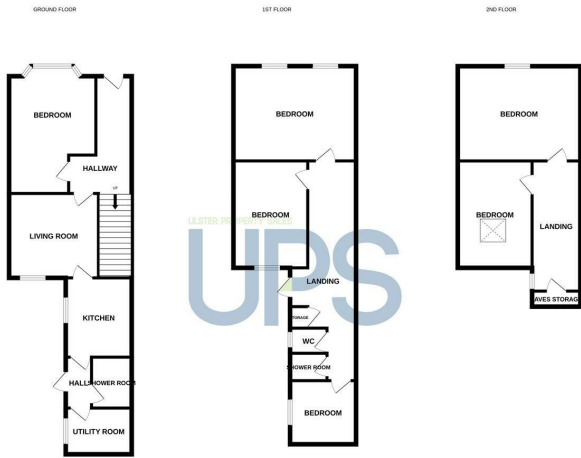


OUTSIDE



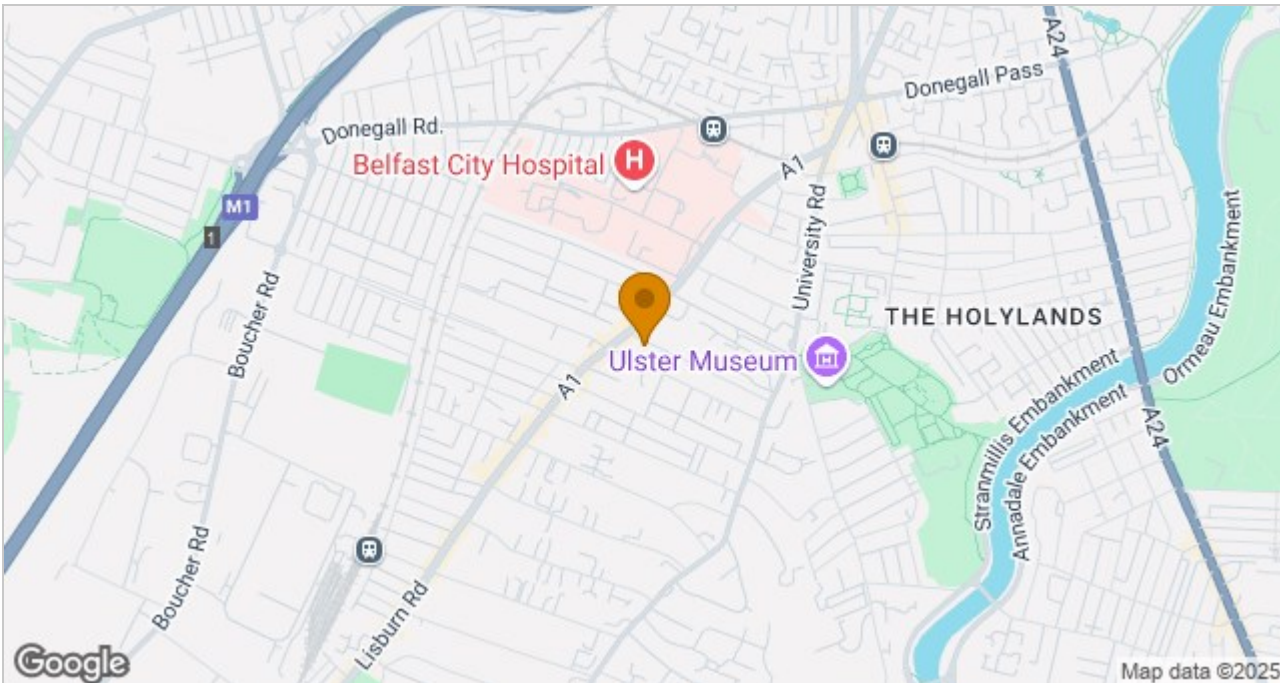
Enclosed yard to rear with external stairwell leading to first floor landing.

Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other areas are approximate and are intended to guide the eye only. It is not intended to be used for any legal purposes. The contents, layout and specifications shown here are not intended and no guarantee can be given regarding any other items. Made with Mapbox ES2025

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark