



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 plus)	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)

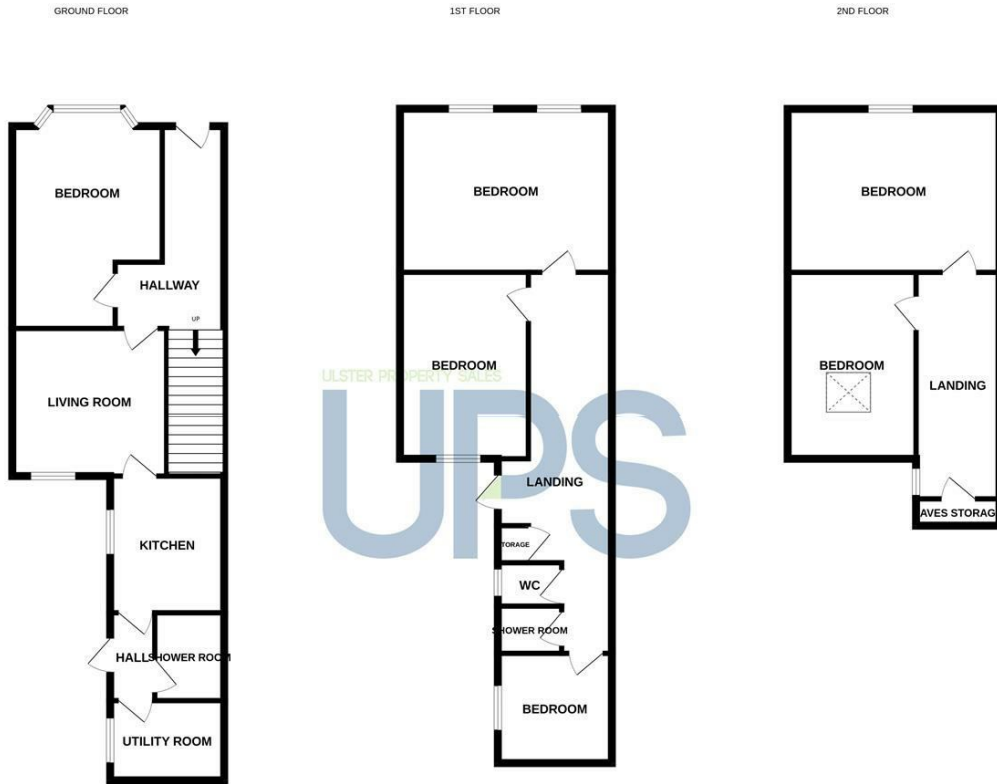


OUTSIDE



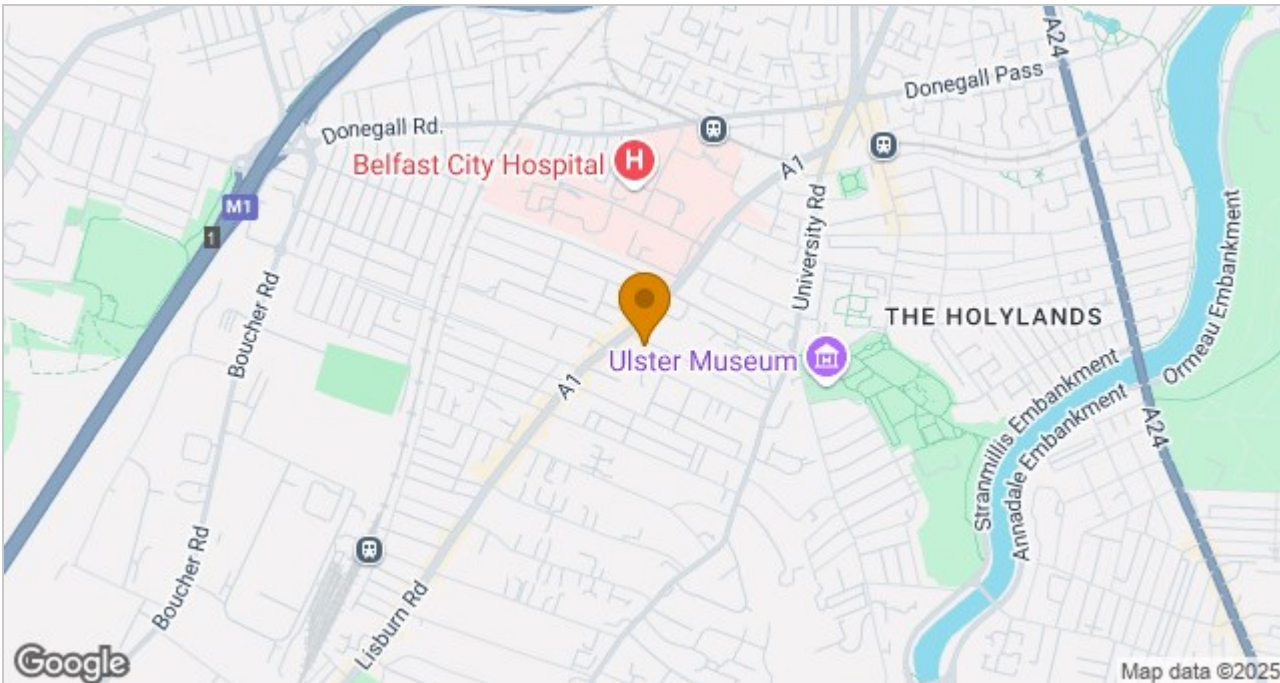
Enclosed yard to rear with external stairwell leading to first floor landing.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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