



## 138 Tavanagh Street, Belfast, BT12 6JP

**Price Guide £125,000**

We are pleased to present this excellent Mid-Terrace property located in the popular and convenient residential location. Completely refurbished throughout the accommodation comprises, spacious living room, modern fitted Kitchen / Dining, ground floor shower suite. On the first floor there are two good sized bedrooms ( one with ensuite ). Further benefits include Gas fired central heating, PVC double glazing, and large enclosed patio to rear. 138 Tavanagh Street is well positioned with Belfast City Hospitals and Royal Victoria Hospital both within walking distance along with City Centre and Queens University. Early viewing is recommended.

- Excellent Mid-Terrace Property
- One Reception
- Downstairs Shower Suite
- Gas Central Heating / PVC Double Glazed Windows
- Chain Free
- Recently Refurbished
- Modern Kitchen / Dining Area
- Two Bedrooms ( One With Ensuite )
- Ideal Investment Or First Time Buy

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	69
(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**

PVC Front Door. Tiled floor.

**LIVING ROOM 11'5" x 11'1" (3.5 x 3.4)**



Tiled flooring.

**KITCHEN / DINING 14'9" x 8'6" (4.5 x 2.6)**



Modern range of high and low level units, formica worktops, extractor fan, stainless steel sink unit, built in Oven with 4 ring electric hob, tiled flooring and part tiled walls. Built in storage under stairs.



**SHOWER SUITE**



Contemporary suite comprising, basin with built in vanity unit, low flush w.c, thermostatic shower, extractor fan, fully tiled walls and tiled flooring.

**ON THE FIRST FLOOR**

**BEDROOM ONE 14'5" x 10'2" (4.4 x 3.1)**



Gas boiler.



## ENSUITE



White suite comprising basin with vanity unit, part tiled walls and tiled flooring.

## BEDROOM TWO 14'5" x 6'2" (4.4 x 1.9)



## OUTSIDE

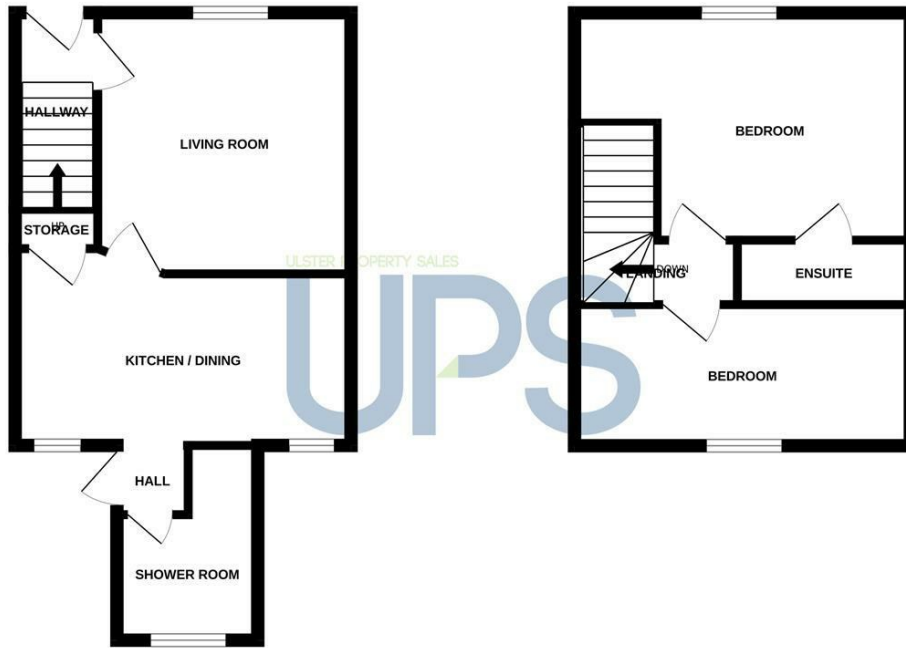


Paved front with Outhouse and paved patio area to rear.

# Floor Plan

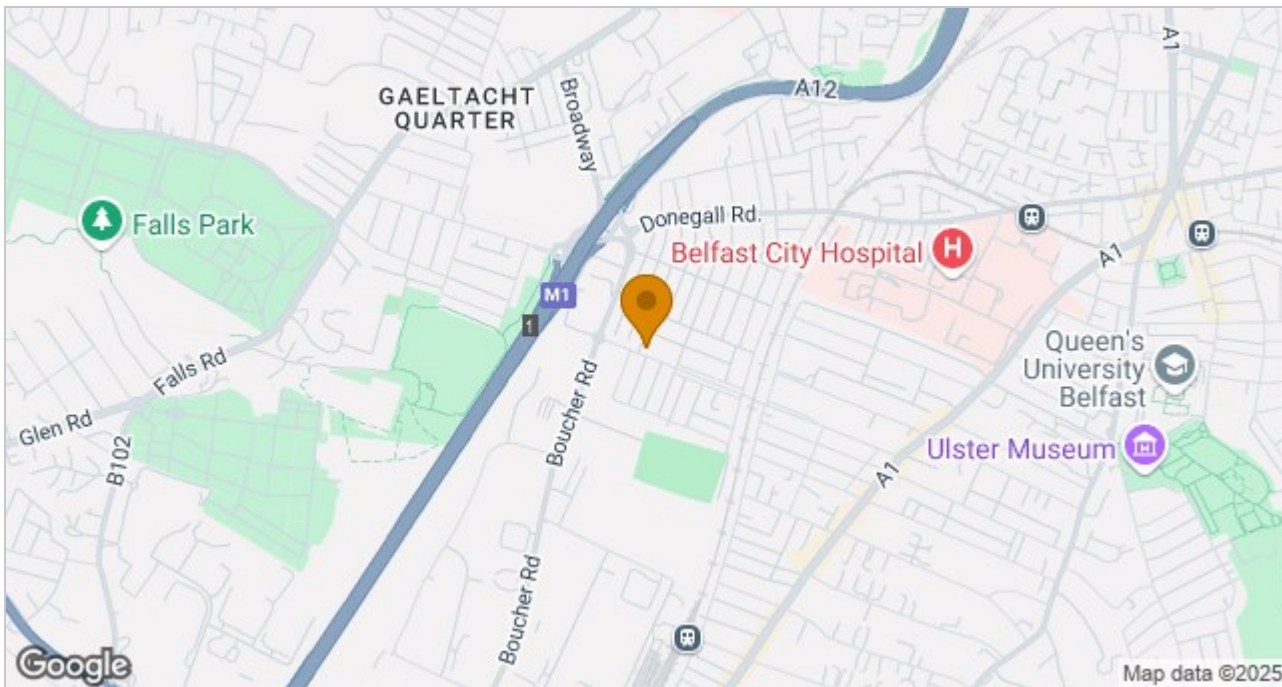
GROUND FLOOR

1ST FLOOR



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 operation or efficiency can be given. Made with Metropix ©2025

# 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.

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