



51 Boyd Street
Belfast, BT13 2GU

Asking price
£80,000



Energy Efficiency Rating	Environmental Impact (CO2) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



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CASH OFFERS ONLY! An excellent opportunity to acquire a keenly priced City Centre property in the most convenient of locations which has obvious investment potential.

Internally the dwelling comprises vestibule entrance, open plan living room/kitchen area, downstairs classic white bathroom suite and two well proportioned bedrooms. Outside there is an enclosed yard to the rear. The property further benefits from oil fired central heating and partial uPVC double glazing.

Boyd Street is conveniently located close to many leading shops and amenities including the bustling Cathedral Quarter, Ulster University and Victoria Square. Access to the Westlink and the major motorways are also just minutes away.

Contact Rea Estates for further details or to arrange an appointment to view.

Ground Floor

Vestibule Entrance

Hardwood front door with glass inset, tiled flooring, hardwood internal door with glass inset leading to:

Living Room 12'4" x 12'11" (3.77m x 3.95m)

Wood laminate flooring, enclosed electricity meters, stairs leading to first floor

Kitchen 7'4" x 9'3" (2.24m x 2.84m)

Fitted kitchen with low level units and contrasting

worktops, integrated oven and hob with extractor hood, stainless steel sink and drainer with mixer taps, recessed lighting, plumbed for a washing machine, wood laminate flooring, under stair storage, double panelled radiator, access to rear yard

Downstairs Bathroom

Luxury three piece bathroom suite including low flush WC, wall mounted wash hand basin and free standing double electric shower, tiled flooring and walls, recessed lighting, double panelled radiator, enclosed hot press with additional storage

First Floor

Landing

Access to roof space, panelled radiator

Front Bedroom 10'0" x 12'9" (3.05m x 3.91m)

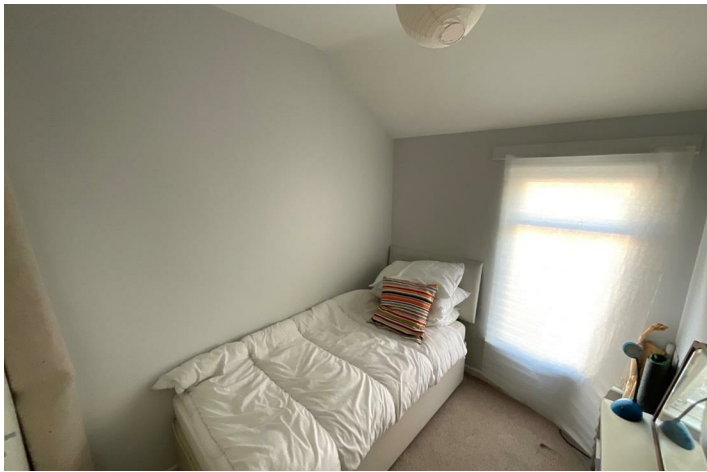
Panelled radiator

Rear Bedroom 10'0" x 7'1" (3.06m x 2.18m)

Panelled radiator

Outside

Enclosed yard with access to rear entry, oil boiler house



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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