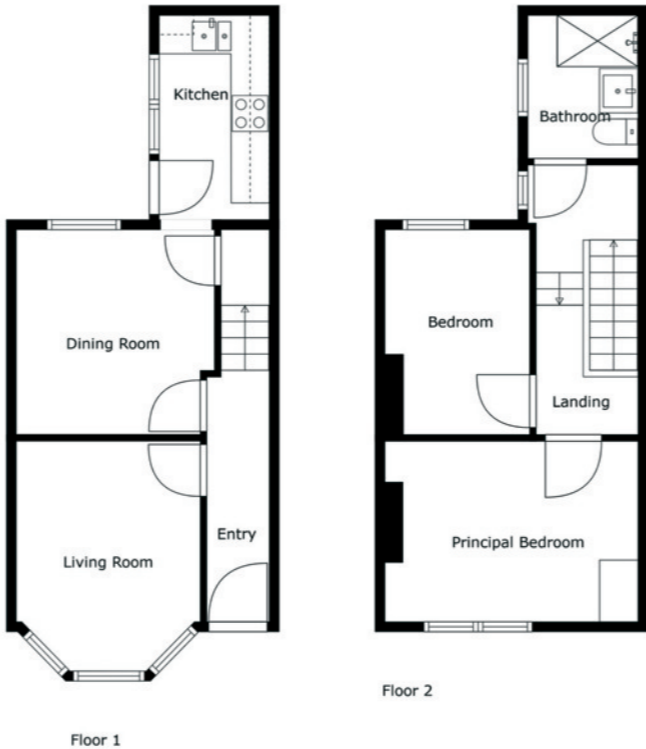


Outside

Enclosed yard.

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Sizes And Dimensions Are Approximate. Actual May Vary.



Nestled just off the ever-popular Lisburn Road, this well-presented 2-bedroom terrace offers a fantastic opportunity for first-time buyers, investors, or anyone seeking a comfortable home in a highly sought-after location.

The property is well presented throughout, featuring a welcoming living room, separate dining area and contemporary kitchen with access to an enclosed rear yard. Upstairs offers two well proportioned double bedrooms and a modern bathroom. The home also benefits from gas central heating and uPVC double glazing.

Located within walking distance of local shops, cafes, Queen's University, and excellent public transport links, this home combines convenience and charm in equal measure.

Offers Over
£174,950

42 Rathcool Street,
BELFAST,
BT9 7GA

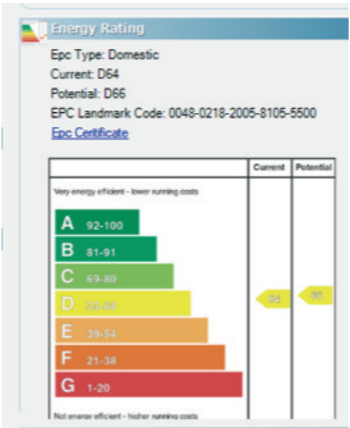
Viewing by
appointment with
& through agent
028 9266 1700

Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



42 Rathcool Street,
BELFAST,
BT9 7GA

Property Features

- Well-presented 2-bedroom terrace in a highly sought-after location
- Contemporary kitchen with access to an enclosed rear yard
- Spacious living room and separate dining area
- Two well-proportioned double bedrooms
- Modern bathroom
- Benefits from gas central heating and uPVC double glazing
- Ideal for first-time buyers, investors, or anyone seeking a convenient and stylish home
- Within walking distance of local shops, cafés, Queen's University, and public transport links

Location:

Heading out of Belfast on the Lisburn Road Rathcool street is on the right hand side opposite the police station.

Property Comprises

Ground Floor

Hardwood front door to:

RECEPTION HALL: Laminated wooden floor.

LIVING ROOM: 9' 9" x 9' 5" (2.98m x 2.87m) (Measurements into bay window). Laminated wooden floor.

DINING ROOM: 10' 2" x 9' 10" (3.1m x 3m) Storage under stairs.

KITCHEN: 10' 5" x 5' 10" (3.17m x 1.77m) Modern fully fitted kitchen with range of high and low level units, laminated work surfaces, built-in oven, four ring ceramic hob with extractor fan above, stainless steel single drainer one and a half bowl sink unit with mixer taps, concealed Baxi gas fired boiler. Integrated fridge, ceramic tiled floor.

First Floor Return

SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps, built-in cabinet below. Walk-in shower with chrome overhead shower unit, PVC panelled walls, chrome heated towel rail, PVC tongue and groove ceiling, laminated floor, extractor fan.

First Floor

BEDROOM (1): 13' 5" x 9' 9" (4.08m x 2.97m)

BEDROOM (2): 10' 2" x 7' 10" (3.11m x 2.39m)

