



A magnificent three storey terrace home superbly refurbished in recent years and ideally suited as a family home, with the additional added benefit of planning approval for serviced accommodation and thus have a wider range of potential.

Refurbished on all floors the property benefits from a large living/dining and kitchen area and additionally a ground floor wc and study. Five well proportioned bedrooms on two levels, a superb shower room and an additional shower room on the upper level.

Additionally the property benefits from gas fired central heating and uPVC framed double glazed windows. We can highly recommend an internal inspection.

Offers Over  
£325,000

16 Rugby Road,  
BELFAST,  
BT7 1PS

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Viewing by  
appointment  
through agent  
028 9066 3030

- Superb mid terrace property in convenient location
- Added benefit of planning permission in place for serviced accommodation
- Spacious open plan living room, dining and kitchen area
- Ground floor study & wc
- 5 well proportioned bedrooms on two floors
- Deluxe shower room & ensuite facility on top floor
- Two parking permits available with the property
- Excellent presentation & high quality of finish throughout
- Enclosed rear courtyard area to rear
- uPVC framed double glazed windows
- Gas fired central heating
- Convenient access to Queens University & city centre
- This is not HMO approved
- Ideally suited to family living or serviced accommodation

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL:

LIVING ROOM OPEN PLAN TO SUPERB

KITCHEN AREA: 24' 8" x 13' 2" (7.52m x 4.01m) Large open plan living room.

Kitchen area with an excellent range of high and low level units, superb granite work surfaces, built-in oven, plumbed for washing machine, laminate wood flooring, low voltage spotlights, door to rear hallway.

STUDY: 10' 5" x 7' 0" (3.18m x 2.13m)

REAR PORCH:

DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin.



## First Floor Return

SUPERB SHOWER ROOM: Low flush wc, pedestal wash hand basin, large shower cubicle with uPVC walls and Redring shower unit.

## First Floor

BEDROOM (1): 11' 2" x 10' 2" (3.4m x 3.1m)

BEDROOM (2): 12' 9" x 9' 2" (3.89m x 2.79m)

BEDROOM (3): 12' 9" x 8' 1" (3.89m x 2.46m)

## Second Floor

BEDROOM (4): 13' 9" x 13' 0" (4.19m x 3.96m)

ENSUITE SHOWER ROOM: Low flush wc, pedestal wash hand basin and shower cubicle.

BEDROOM (5): 11' 2" x 9' 0" (3.4m x 2.74m)

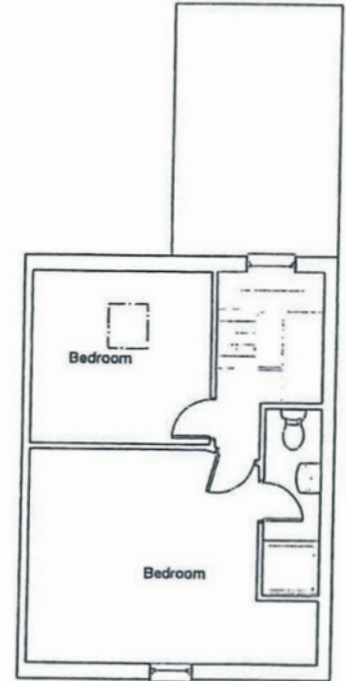
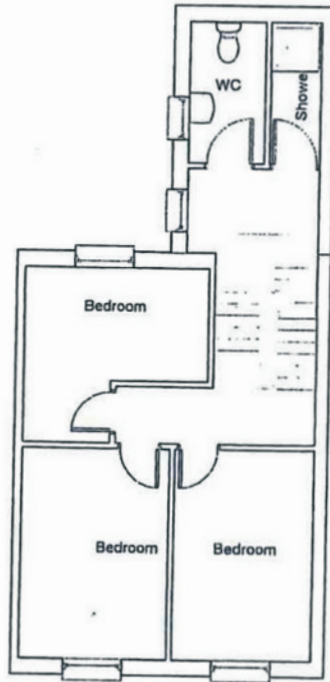
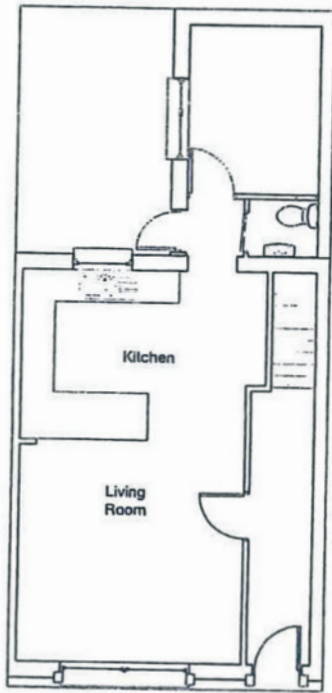


## Outside

Enclosed courtyard to rear. Two parking permits available with the property.

Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)



Location:

University Street from University Road go through traffic lights at Botanic then take next right.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Energy Rating

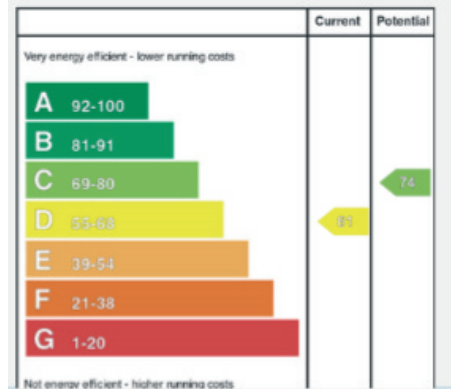
Epc Type: Domestic

Current: D61

Potential: C74

EPC Landmark Code: 2719-3050-9205-9775-8204

[Epc Certificate](#)



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