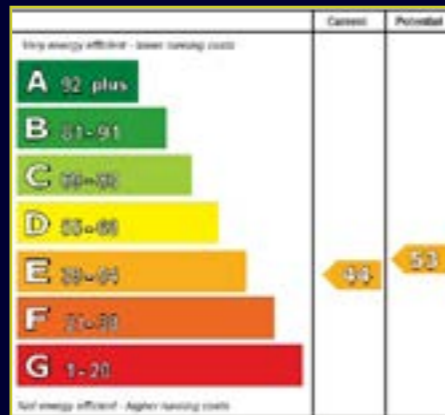


Travelling down the Ravenhill Road turn right on to Toronto Street, just before the Ormeau Embankment. Cappy Street is the first street on the left



Dougan
RESIDENTIAL & COMMERCIAL

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12 Cappy Street,
Belfast, BT6 8ER

Asking Price £79,950

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Key Features:

- Very Well Presented Mid Terrace Located Just Off The Ravenhill Road
- Belfast City Centre Easily Accessible By Bus Or Car
- Bright And Spacious Living Room
- Modern Fitted Kitchen
- Well Appointed First Floor Bathroom
- Two Generous Bedrooms
- Enclosed Rear Yard
- Oil Fired Central Heating
- Double Glazed
- Available With A Sitting Tenant Paying £450 Per Month Or Vacant Possession
- Excellent First Time Buy Or Investment Opportunity
- Property Has Been Maintained To An Excellent Standard



Summary:

Very well presented mid terrace located off the Ravenhill Road in South / East Belfast. This property benefits from an excellent location with many local amenities close at hand. Belfast City Centre is easily accessible.

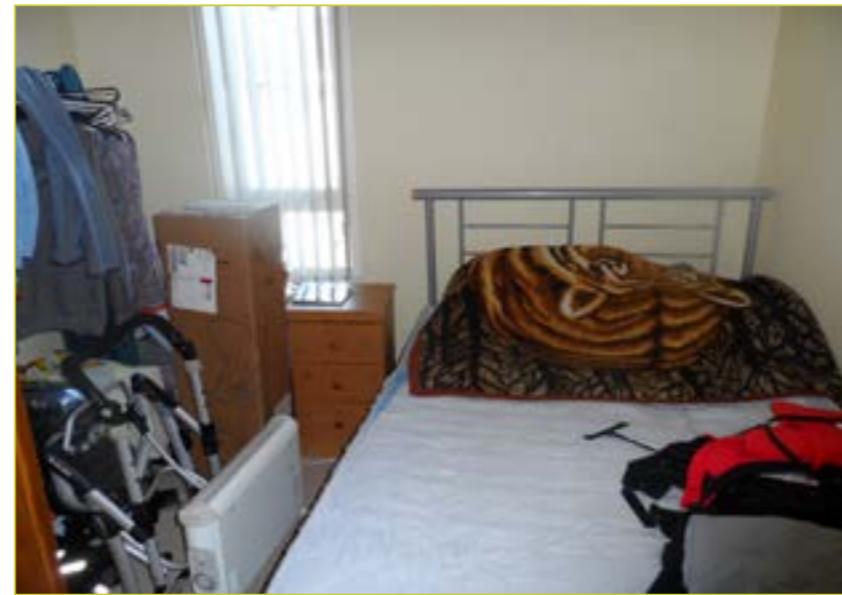
Internally the property has been maintained to an excellent standard and comprises a bright and spacious living room with dining area and a modern fitted kitchen on the ground floor.

To the first floor are two bedrooms and a well appointed bathroom in white suite.

The property further benefits from oil fired central heating and double glazing.

The property is available for sale with a long standing sitting tenant currently paying £450 per month or if desired, vacant possession.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE PORCH:
Ceramic tiled floor

ENTRANCE HALL:
Ceramic tiled floor

LIVING ROOM / DINING ROOM:
22' 3" x 11' 3" (6.78m x 3.43m)
Storage

KITCHEN:
16' 2" x 6' 3" (4.93m x 1.91m)
Excellent range of high and low level units, space for oven, space for fridge freezer, plumbed for washing machine, stainless steel sink unit, chrome extractor fan, breakfast bar

First Floor LANDING:

BEDROOM (1):
13' 3" x 11' 1" (4.04m x 3.38m)

BEDROOM (2):
11' 0" x 9' 5" (3.35m x 2.87m)

BATHROOM:
Panel bath, pedestal wash hand basin, low flush w.c, partly tiled walls