

The property is located on the Ravenhill Road at the Embankment crossroads between London Street and Dublin Street



FLAT A  
EPC 23/34

FLAT B  
EPC 22/30

**Dougan**  
RESIDENTIAL & COMMERCIAL

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198 Ravenhill Road,  
Belfast, BT6 8EF

Asking Price £124,950

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**Key Features:**

- End Terrace Converted Into Two Self Contained Apartments
- Fully Occupied ( Current Rent Approx £10,000 P/A )
- Ground Floor One Bedroom Apartment
- First / Second Floor Two Bedroom Duplex Apartment
- Fully HMO Certified
- Belfast City Centre Easily Accessible
- Popular & Convenient Location
- Excellent Investment Opportunity

**Summary:**

Well maintained terrace converted into two self contained apartments. The property benefits from an excellent location within walking distance of many local amenities. Belfast City Centre is easily accessible.

The block is HMO Certified. (copy of the certificate is available on request)

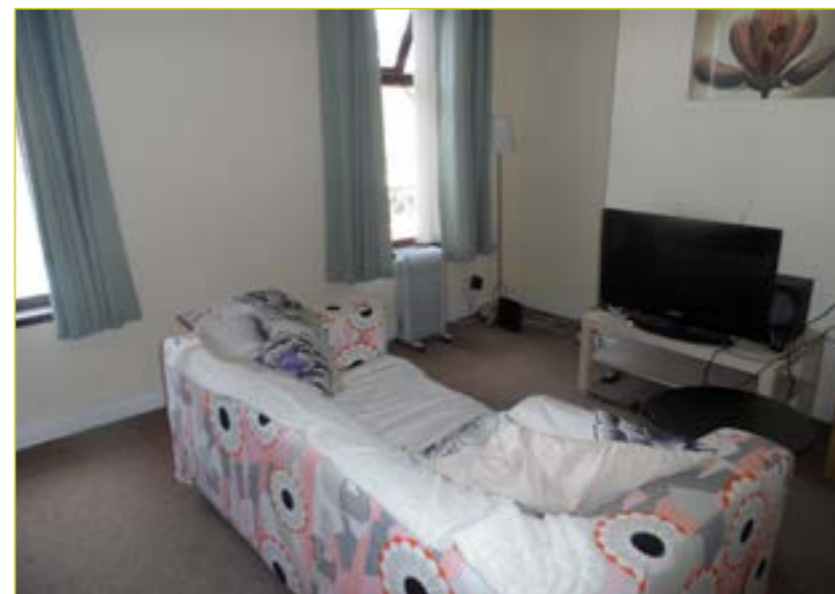
Both apartments are fully let and producing a gross rental income of approximately £10,000 per year. T herefore representing an excellent rental yield in todays market.

Internally the accommodation is bright and spacious and comprises as follows-

**198a Ravenhill Road** - Ground floor: one double bedroom, living room, separate kitchen, shower room

**198b Ravenhill Road** - First floor: living room, kitchen, shower room. Second floor: two bedrooms

For further information including details on the tenancies and HMO please contact our office on 02890308855



**ACCOMMODATION:**

**COMMUNAL ENTRANCE HALL:**

**FLAT A  
Ground Floor**

**BEDROOM (1):**  
13' 9" x 10' 4" (4.19m x 3.15m)  
Bay window

**LIVING ROOM:**  
11' 7" x 10' 7" (3.53m x 3.23m)

**KITCHEN:**  
11' 8" x 6' 3" (3.56m x 1.91m) Range of high and low level units, formica work surfaces, plumbed for washing machine

**SHOWER ROOM:**  
Low flush w.c, shower cubicle,pedestal, wash hand basin

**FLAT B  
First Floor**

**LIVING ROOM:**  
14' 1" x 10' 7" (4.29m x 3.23m)

**KITCHEN:**  
11' 2" x 8' 4" (3.4m x 2.54m) Range of high and low level units, formica work surfaces, integrated oven and hob

**SHOWER ROOM:**  
Low flush w.c, shower cubicle, pedestal wash hand basin

**Second Floor  
BEDROOM (1):**  
11' 6" x 8' 5" (3.51m x 2.57m)

**BEDROOM (2):**  
14' 0" x 8' 9" (4.27m x 2.67m)