



50 Cavendish Street, Belfast, BT12 7AU

Asking Price £79,950

Dougan
RESIDENTIAL & COMMERCIAL

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KEY FEATURES

- Recently Refurbished Mid Terrace
- Located Just Off The Falls Road In West Belfast
- Many Local Amenities Close At Hand
- Belfast City Centre Easily Accessible
- Area Of High Rental Demand
- Bright And Spacious Living Room With Dining Area
- Modern Fully Fitted Kitchen
- Two Generous Sized Bedrooms
- Newly Fitted Bathroom In Luxury White suite
- uPVC Double Glazed Windows
- Gas Fired Central Heating
- Enclosed Rear Yard
- Ideal Investor Purchase Or First Time Buy
- Early Viewing Advised

SUMMARY

This mid terrace has recently been refurbished to a high standard and is located in a popular convenient residential location in the ever popular Falls Road area of West Belfast. The property enjoys an excellent location with many local amenities in close proximity including Royal Victoria Hospital, St. Marys College and the Kennedy Shopping Centre. Belfast City Centre is easily accessible by bus or car.

Internally the property has been completely modernised and comprises of a bright and spacious living room with excellent dining area and a modern fully fitted kitchen ground floor. The first floor features two generous sized bedrooms and a well-appointed bathroom in luxury white suite.

The property further benefits from uPVC double glazing, gas fired central heating and an enclosed rear yard.

We anticipate a high level of interested from both investors and first time buyers and therefore early viewing recommended.



ACCOMMODATION:

Ground Floor

WOODEN DOOR...

ENTRANCE HALL:

LIVING ROOM: 22' 4" x 10' 7" (6.81m x 3.23m)

Laminated Wooden Flooring.

KITCHEN: 13' 1" x 7' 4" (3.99m x 2.24m)

Modern fully fitted kitchen with an excellent range of high level and low level units. Light walnut formica work surfaces. Single drainer stainless steel sink unit with chrome mixer tap. Integrated electric oven with 4 ring ceramic hob and extractor over. Space for fridge/freezer. Porcelain tiled floor. Recess low voltage lights.

First Floor

BEDROOM (1): 14' 2" x 10' 2" (4.32m x 3.1m)

BEDROOM (2): 11' 7" x 8' 7" (3.53m x 2.62m)

BATHROOM:

Modern white suite comprising of panel bath with thermostatically controlled shower over and shower screen. Low flush WC. Pedestal wash hand basin with chrome mixer tap. Recessed low voltage lights. Porcelain tiled floor and partly tiled walls.

LANDING:

Access to roof space. Storage. Worcester gas boiler.

Outside

Enclosed rear yard.

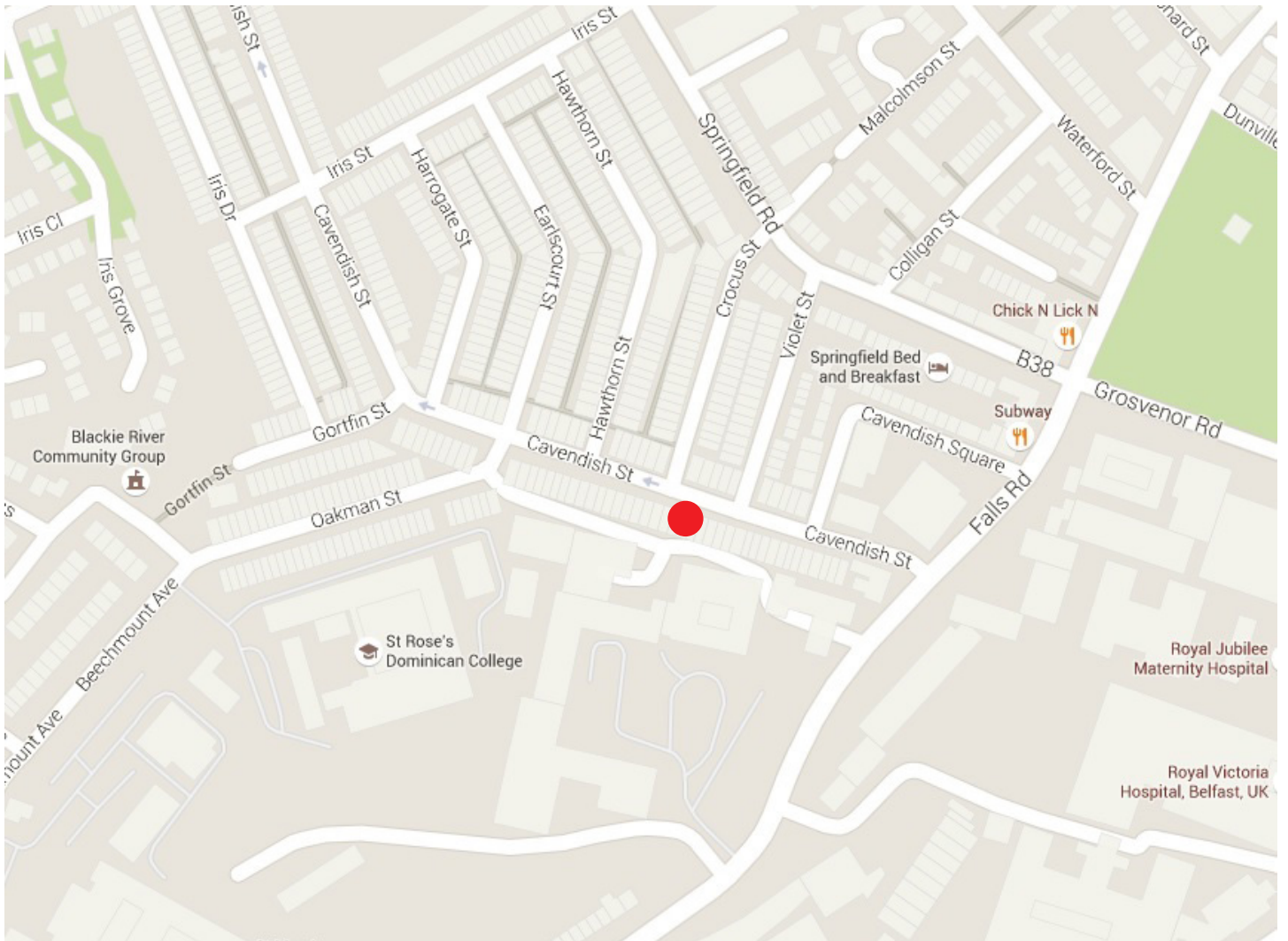
Front paved forecourt.







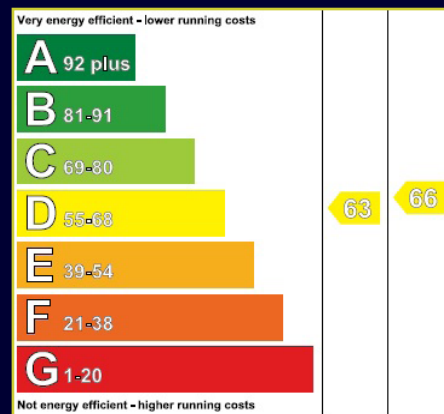




RICS



EPC



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