

6 Eglantine Avenue,
Belfast, BT9 6DX



Asking Price £395,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Substantial Terrace In Heart Of University Area
- HMO Certified
- Sub-Divided Into Two Self-Contained Apartments
- 7 Bedrooms In Total
- Gas Central Heating
- Fully Let Until August / September 2023 With An Annual Income Of £29,100
- Prime Location Close To Queen’s University, Belfast City Centre, Malone & Lisburn Roads
- Prime Investment Opportunity
- Viewing By Private Appointment

SUMMARY

6 Eglantine Avenue is exceptionally well located in the heart of South Belfast with a short walk to Queen’s University.

The subject property is sub-divided into 2 apartments (one x 5 bedroom and one x 2 bedroom), both fully let until August / September 2023 with a total rental income of £29,100 per annum.

Viewing is by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

FLAT 1 - GROUND FLOOR

LIVING / KITCHEN AREA:
28’ 9” x 11’ 11” (8.76m x 3.63m)

BEDROOM (1):
12’ 8” x 11’ 8” (3.86m x 3.56m)
Pedestal wash hand basin.

BEDROOM (2):
13’ 4” x 8’ 4” (4.06m x 2.54m)
Pedestal wash hand basin.

SHOWER ROOM:
Low flush WC. Wash hand basin.
Shower cubicle.

FLAT 2 - FIRST FLOOR DUPLEX

LIVING / KITCHEN AREA:
29’ 0” x 11’ 0” (8.84m x 3.35m)

BEDROOM (1):
12’ 4” x 12’ 0” (3.76m x 3.66m)
Pedestal wash hand basin.

BEDROOM (2):
12’ 4” x 12’ 0” (3.76m x 3.66m)

SHOWER ROOM X 2:

CLOAKROOM X 2:
Low flush WC. Wash hand basin.

SECOND FLOOR

BEDROOM (3):
16’ 4” x 10’ 6” (4.98m x 3.2m)
Pedestal wash hand basin.

BEDROOM (4):
11’ 0” x 10’ 2” (3.35m x 3.1m)
Pedestal wash hand basin.

THIRD FLOOR

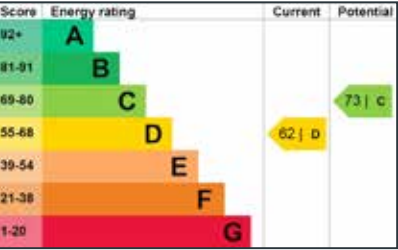
BEDROOM (5):
17’ 0” x 10’ 0” (5.18m x 3.05m)
Pedestal wash hand basin.

FLAT 1



EPC REF: 9001-3166-6622-0890-8603

FLAT 2



EPC REF: 9069-5080-0276-6860-1264

