

simon**BRIEN**  
RESIDENTIAL

55 Ulsterville Avenue,  
Belfast, BT9 7AT



Asking Price £375,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Substantial End Terrace In Heart Of University Area
- HMO Certified
- 8 Bedroom
- Living Room And Kitchen
- Bathroom And 2 Shower Rooms
- Gas Central Heating
- Fully Let With An Annual Income Of Circa £30,000
- Prime Location Close To Queen's University, Belfast City Centre, Malone & Lisburn Roads
- Prime Investment Opportunity
- Viewing By Private Appointment

#### SUMMARY

55 Ulster Avenue is exceptionally well located in the heart of South Belfast with a short walk to Queen's University and the City Centre.

The subject property is 8 bed end terrace fully let with an annual income of circa £30,000.

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

#### ACCOMMODATION

##### GROUND FLOOR

##### BEDROOM (1):

15' 0" x 11' 4" (4.57m x 3.45m)

##### LIVING ROOM:

12' 7" x 11' 4" (3.84m x 3.45m)





**KITCHEN:**  
15' 0" x 9' 0" (4.57m x 2.74m)

**UTILITY ROOM:**  
9' 0" x 5' 0" (2.74m x 1.52m)

**SHOWER ROOM:**

**FIRST FLOOR**

**SHOWER ROOM:**

**BATHROOM:**

**BEDROOM (2):**  
No access available at time of valuation.

**BEDROOM (3):**  
12' 9" x 7' 8" (3.89m x 2.34m)

**BEDROOM (4):**  
12' 8" x 9' 9" (3.86m x 2.97m)

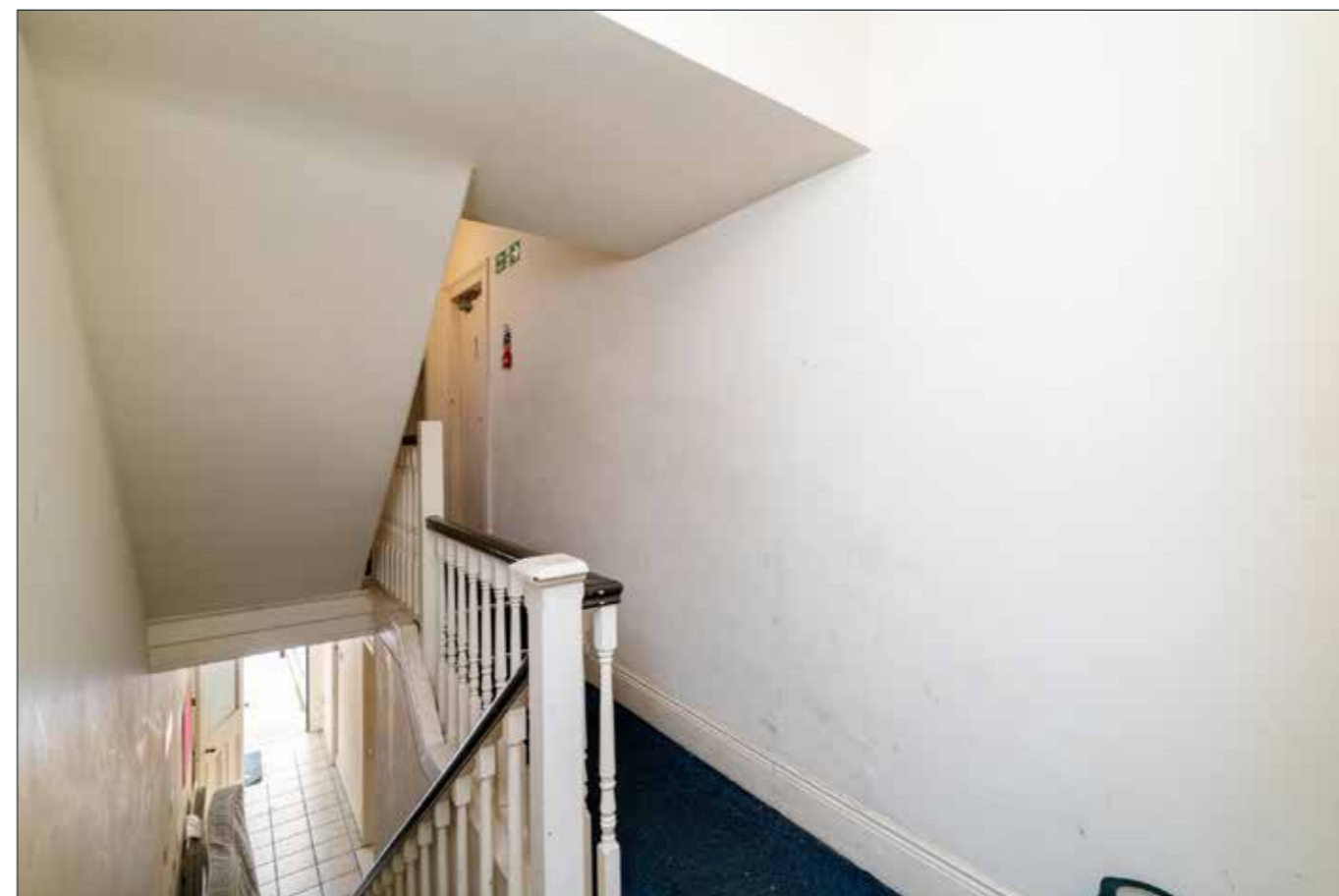
**BEDROOM (5):**  
9' 6" x 7' 9" (2.9m x 2.36m)

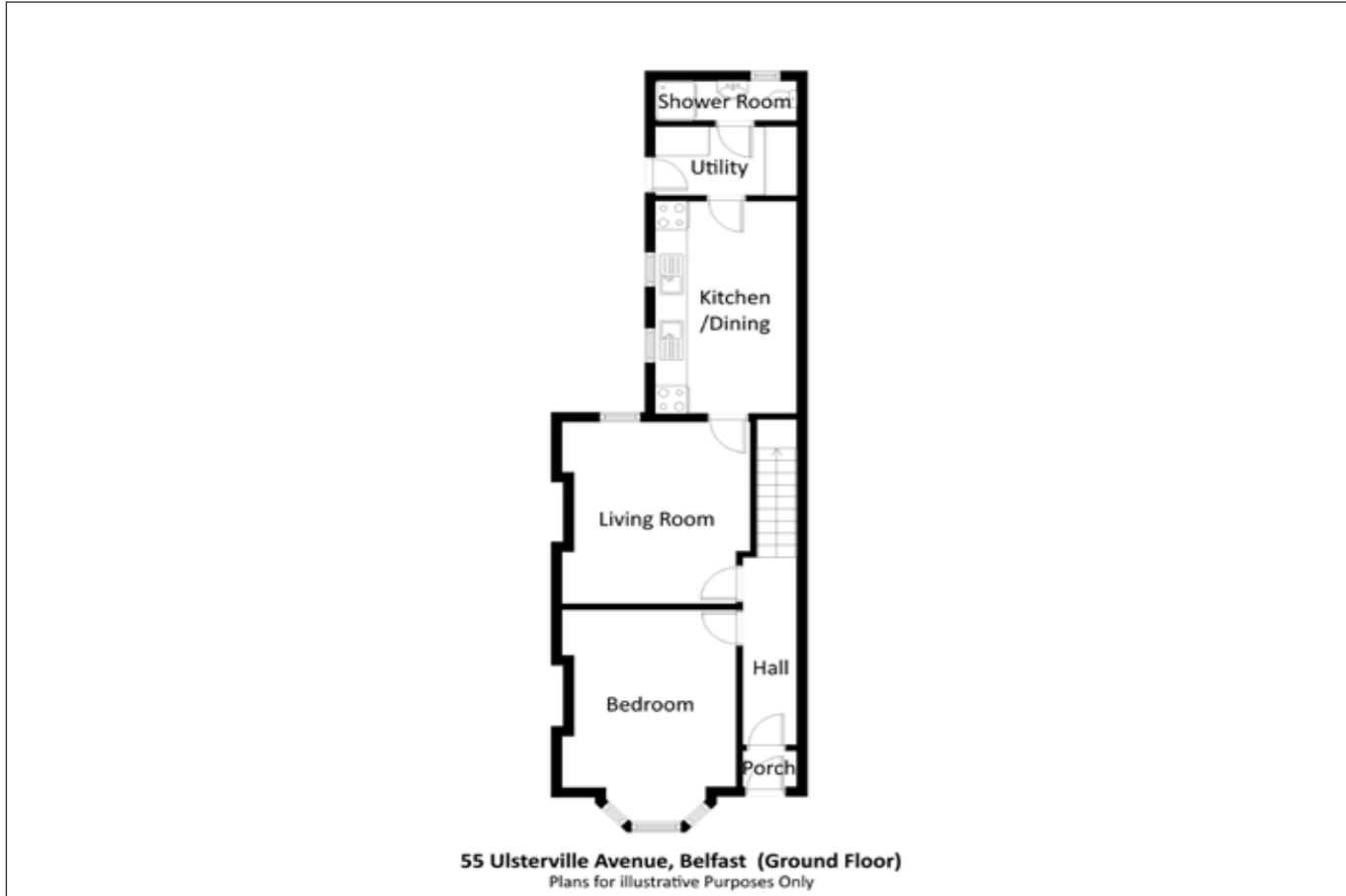
**SECOND FLOOR**

**BEDROOM (6):**  
12' 9" x 7' 9" (3.89m x 2.36m)

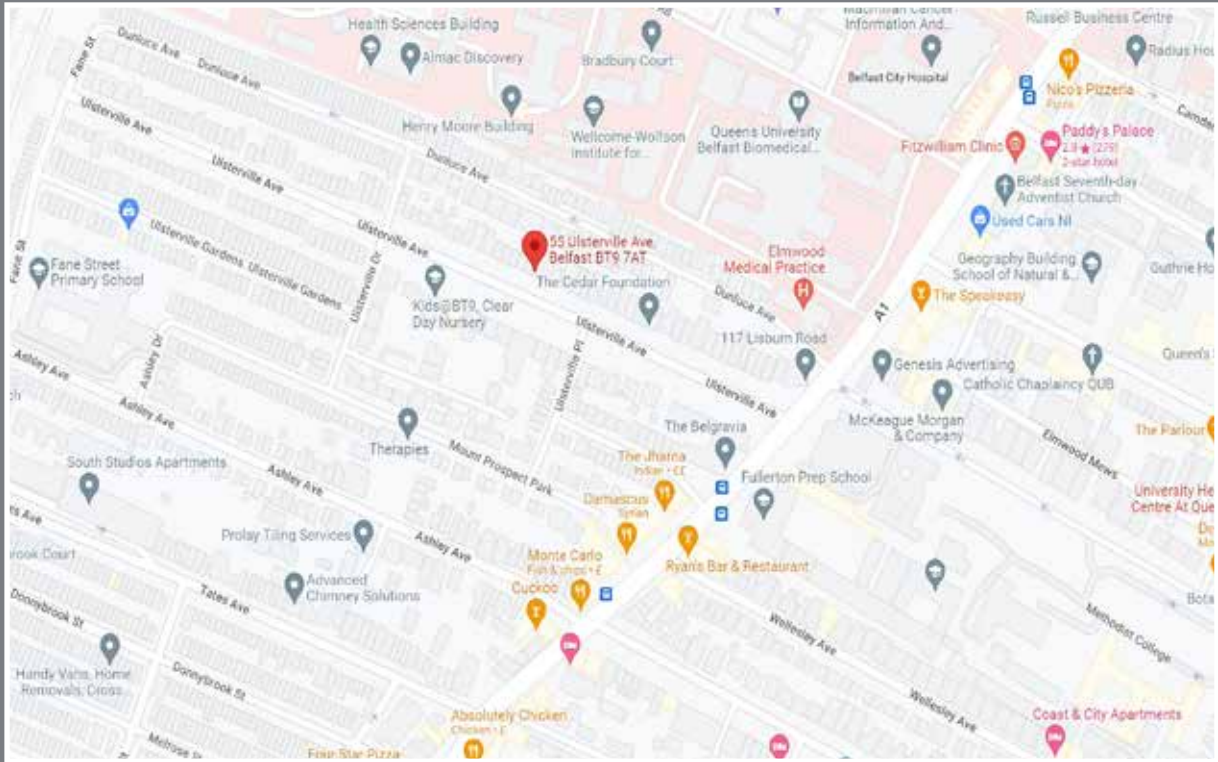
**BEDROOM (7):**  
12' 7" x 9' 2" (3.84m x 2.79m)

**BEDROOM (8):**  
No access available at time of valuation.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/1/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	63   D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 1132-3221-4200-0912-0292

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