

2A & 2B Rugby Avenue,
Belfast, BT7 1RG



Asking Price £249,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Substantial End Terrace (Fully HMO Certified)
- Currently Subdivided Into Two Apartments
- 2A – 3 Bed Ground Floor With Living/Kitchen Area & Shower
- 2B – 3 Bed 1st Floor Duplex With Living Room, Kitchen Dining & 2 Shower Rooms
- Currently Let Until August 2024 With A Rental Income Of £25,020 Per Annum
- Gas Fired Central Heating
- Popular And Convenient Location Close To Queens University And Belfast City Centre

SUMMARY

Well located in the heart of the university area, the property is well placed close to local amenities, and is within a comfortable walk of Belfast city centre.

The subject property comprises an end terrace which is subdivided into two apartments (2 x three bedrooms) and is fully let until August 2024 with a rental income of £25,020 per annum.

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



ACCOMMODATION

2A - GROUND FLOOR

ENTRANCE HALL:

KITCHEN / LIVING / DINING AREA:

13' 9" x 10' 10" (4.2m x 3.3m)

BEDROOM (1):
10' 6" x 6' 11" (3.2m x 2.1m)

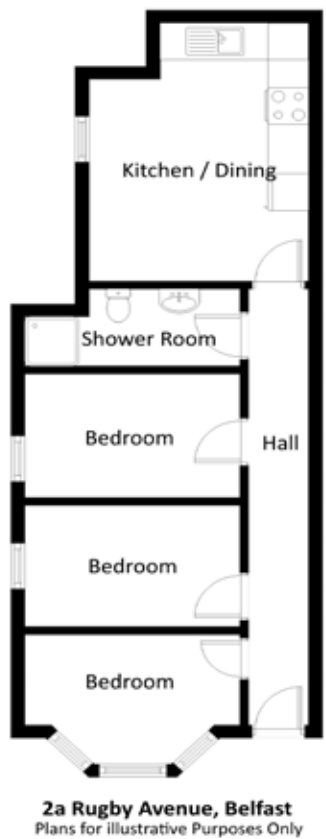
BEDROOM (2):
10' 6" x 6' 7" (3.2m x 2m)



BEDROOM (3):
10' 6" x 6' 7" (3.2m x 2.0m)

SHOWER ROOM:
10' 6" x 4' 3" (3.2m x 1.3m)

FLOOR PLAN



2B - FIRST FLOOR

LIVING ROOM:
10' 6" x 8' 10" (3.2m x 2.7m)



KITCHEN / DINING AREA:
13' 9" x 9' 10" (4.2m x 3.0m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	71 C
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9709-2726-8929-8890-3463

EPC RATING



BEDROOM (1):
10' 2" x 7' 7" (3.1m x 2.3m)

SHOWER ROOM:
8' 6" x 7' 3" (2.6m x 2.2m)





SECOND FLOOR
BEDROOM (2):
10' 10" x 7' 7" (3.3m x 2.3m)

BEDROOM (3):
10' 10" x 7' 3" (3.3m x 2.2m)

STUDY:
10' 6" x 7' 10" (3.2m x 2.4m)

SHOWER ROOM:
7' 7" x 3' 7" (2.3m x 1.1m)



FLOOR PLAN



2b Rugby Avenue, Belfast (Lower Floor)
Plans for illustrative Purposes Only

FLOOR PLAN



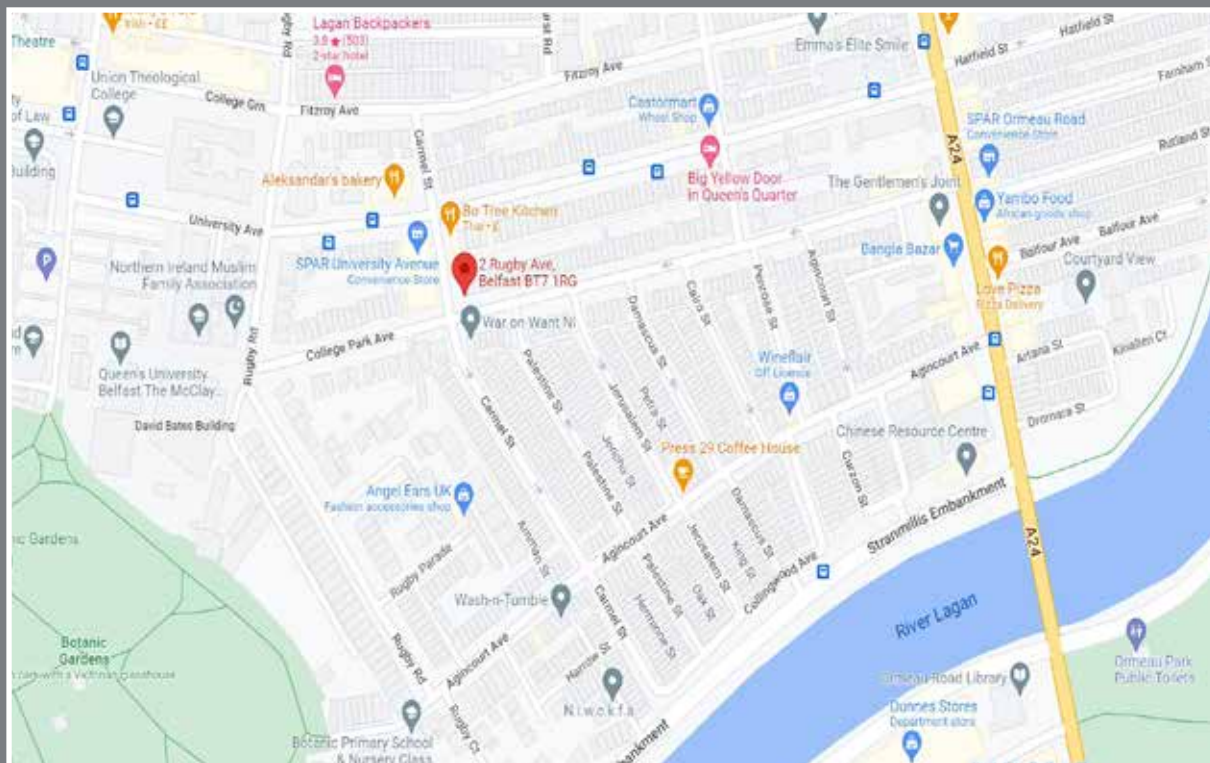
2b Rugby Avenue, Belfast (Upper Floor)
Plans for illustrative Purposes Only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		EPC RATING	

EPC REF: 9591-0421-7070-4042-6992

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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



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/J/22/SO



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