

simon**BRIEN**  
RESIDENTIAL

70 Ulsterville Gardens,  
Belfast, BT9 7BB



Asking Price £169,950

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

## KEY FEATURES

- Well Appointed Terrace Property
- Three Bedrooms
- Living Room Open to Kitchen
- Shower Room with WC & Separate WC
- Gas Heating
- Double Glazing
- Garden To Rear
- Let Until October 2023
- Current Rent - £950 Per Month - £11,400 Per Annum
- HMO Certified Until November 2025

## SUMMARY

Ulsterville Gardens is a sought after residential location situated off Belfast's vibrant Lisburn Road in South Belfast.

Suited to professionals and those wanting to be close to the City Hospital and Queens University, the location could not be more ideal.

Please contact us at the East Belfast office on 028 9059 5555 to arrange a viewing at your convenience.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

#### BEDROOM (3):

12' 8" x 11' 7" (3.86m x 3.53m)

#### LIVING ROOM:

11' 8" x 10' 0" (3.56m x 3.05m)

Wood laminate floor. Recessed low voltage lights. Open doorway to:-



#### KITCHEN:

10' 6" x 7' 7" (3.2m x 2.31m)

Range of high and low level units; 4 ring gas stainless steel hob and stainless steel extractor chimney over; eye level oven; fridge freezer; washing machine and sink unit; partly tiled walls and ceramic tiled floor.

#### FIRST FLOOR

#### SHOWER ROOM:

Shower cubicle with Mira shower, low flush WC and vanity unit.

#### SEPARATE WC:

Low flush WC and wash hand basin.

#### BEDROOM (1):

10' 1" x 9' 0" (3.07m x 2.74m)

#### BEDROOM (2):

10' 0" x 6' 7" (3.05m x 2.01m)

#### STUDY:

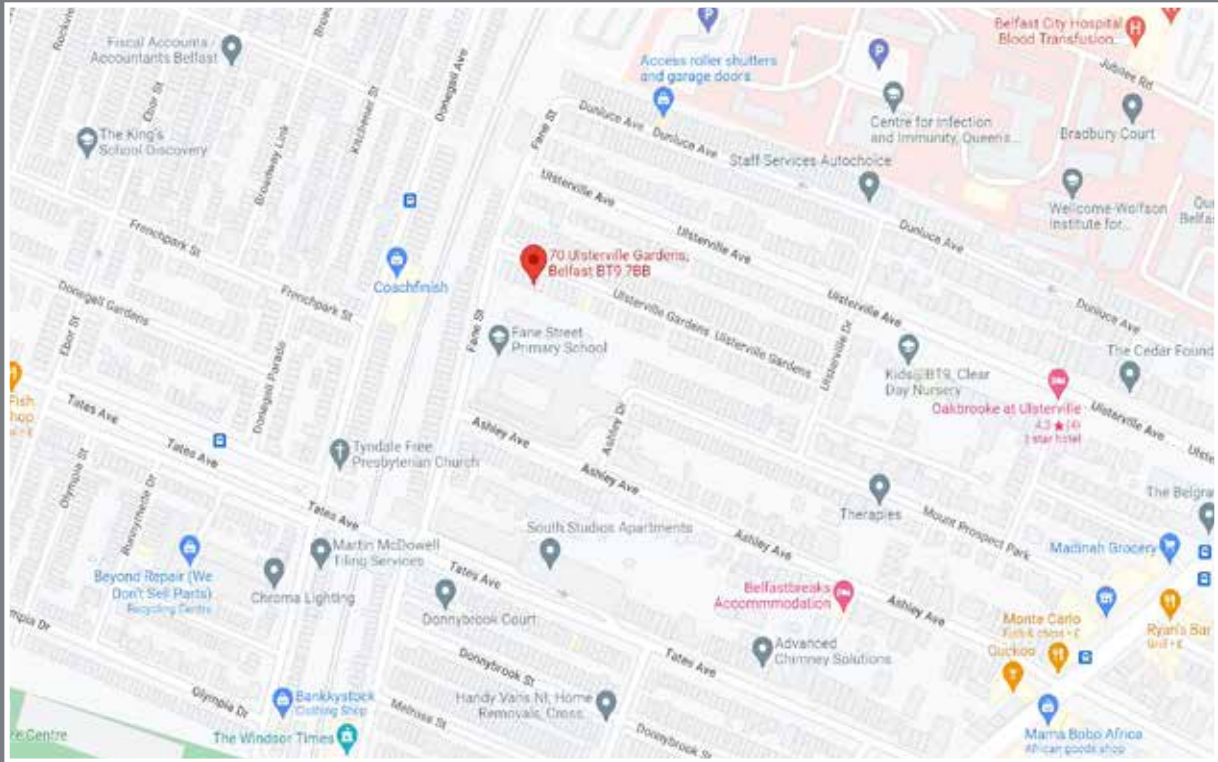
9' 10" x 9' 9" (3m x 2.97m)

#### LANDING:

Access to airing cupboard.



# 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: EB/SHJD/A/23/SO



EPC REF: 9599-4988-0212-7303-0974

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