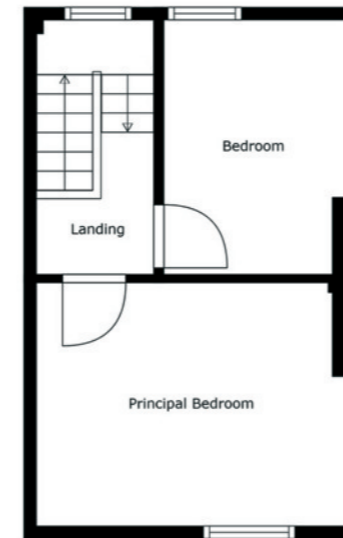


Floor 1



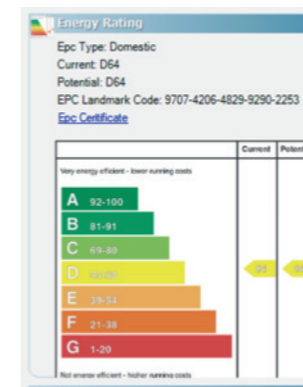
Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
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 North Down - 028 90 42 4747  
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A fantastic opportunity to purchase this beautifully presented mid-terrace property in a prime location in Belfast City Centre and within easy access to shops, restaurants and public transport links.

The property has been modernised throughout comprising, bright living room and contemporary open plan kitchen with ceramic tiled flooring, luxury white bathroom suite and two well proportioned bedrooms on the first floor.

In addition the property benefits from double glazing throughout and gas heating. This really is a great opportunity for a first-time buyer or investor, early viewing is highly recommended.

Offers Over  
£130,000

56 Boyd Street,  
Belfast,  
BT13 2GU

Viewing by  
appointment with  
& through agent  
028 9066 3030

56 Boyd Street,  
Belfast,  
BT13 2GU

## Property Features

- Beautifully presented mid-terrace property in a great location close to local amenities, public transport links and Belfast City Centre
- Bright living room open plan to a modern fully fitted kitchen
- Luxury white bathroom suite with utility area
- Two well proportioned bedrooms
- Gas heating/ Double glazing throughout
- Fantastic opportunity for a first-time buyer or investor

## Location:

Driving on Divis Street towards Belfast City Centre, turn left onto Milfeild. Take third turn on the left onto Brown Street. Boyd Street is then first on the right.

## Property Comprises

### Ground Floor

HALLWAY: uPVC front door, feature floor tiling.

### First Floor Return

LIVING ROOM: 20' 3" x 12' 6" (6.17m x 3.81m) Ceramic tiled floor.

Open plan to:

### Ground Floor

MODERN FULLY FITTED KITCHEN: Range of high and low level

Shaker style units, built-in oven, hob and extractor fan, stainless steel sink with mixer taps, formica work surfaces, part tiled walls.

BATHROOM: 9' 9" x 4' 6" (2.97m x 1.37m) Three piece white suite

comprising low flush wc, wash hand basin, bath with overhead shower, fully tiled, utility area.

### First Floor

LANDING: Carpeted, access to loft.

BEDROOM (1): 12' 6" x 10' 0" (3.81m x 3.05m) Carpeted.

BEDROOM (2): 10' 0" x 7' 7" (3.05m x 2.31m) Carpeted, boiler cupboard.

