

simon**BRIEN**
RESIDENTIAL

49 Malone Avenue,
Belfast, BT9 6EP



Offers Around £450,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Mid Terrace
- HMO Certified
- Sub-Divided Into Three Self-Contained Apartments [2 x 3 Bed and 1 x 4 Bed]
- Gas Central Heating
- Fully Let Until August / September 2025 With An Annual Income Of £52,800
- Excellent Location Close To Queen's University, Belfast City Centre, Malone & Lisburn Roads
- Prime Investment Opportunity
- Viewing By Private Appointment

ACCOMMODATION

GROUND FLOOR

APARTMENT 1:

BEDROOM (1):

12' 9" x 11' 4" (3.89m x 3.45m)

Wash hand basin

BEDROOM (2):

10' 6" x 7' 5" (3.2m x 2.26m)

FIRST FLOOR

APARTMENT 2:

KITCHEN:

12' 5" x 9' 6" (3.78m x 2.9m)



DESCRIPTION

49 Malone 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 3 apartments (two 3 bed and one 4 bed), both fully let until August / September 2025 with a total rental income of £52,800 per annum.

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

BEDROOM (3):

9' 0" x 8' 9" (2.74m x 2.67m)

KITCHEN/LIVING:

18' 3" x 12' 0" (5.56m x 3.66m)

SHOWER ROOM:

SEPERATE WC:

Low flush WC, pedestal wash hand basin

LIVING ROOM:

15' 9" x 10' 6" (4.8m x 3.2m)

BEDROOM (1):

12' 3" x 6' 3" (3.73m x 1.91m)



BEDROOM (2):

11' 2" x 7' 6" (3.4m x 2.29m)

SEPERATE WC:

Low flush WC, pedestal wash hand basin



BEDROOM (3):

9' 1" x 8' 9" (2.77m x 2.67m)

SHOWER ROOM:



SECOND FLOOR
APARTMENT 3:

BEDROOM (1):
8' 0" x 9' 2" (2.44m x 2.79m)
Outlook to rear



BEDROOM (2):
8' 1" x 9' 2" (2.46m x 2.79m)
Wash hand basin



BEDROOM (3):
10' 6" x 10' 0" (3.2m x 3.05m)
Wash hand basin



BEDROOM (4):
6' 0" x 11' 4" (1.83m x 3.45m)
Outlook to front, wash hand basin



KITCHEN:
12' 5" x 10' 0" (3.78m x 3.05m)



LIVING ROOM:
10' 8" x 13' 2" (3.25m x 4.01m)



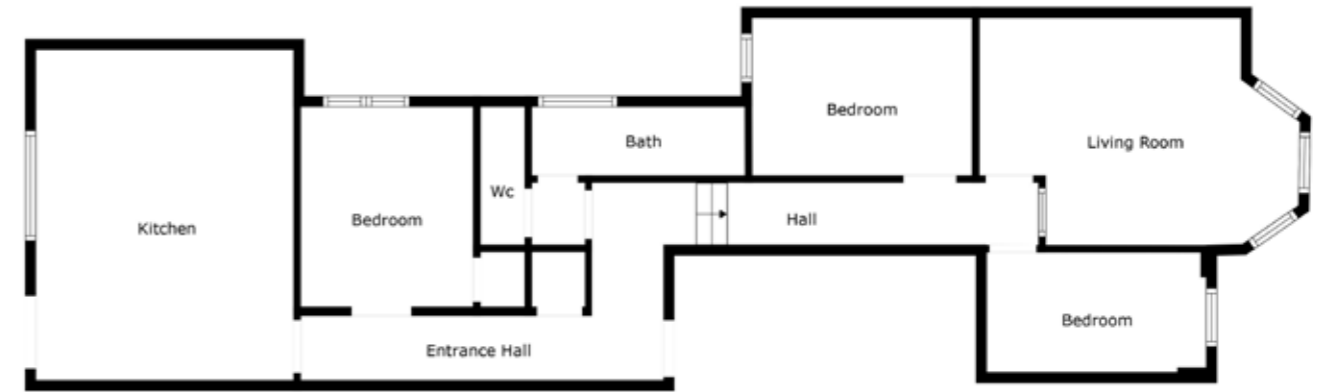
SHOWER ROOM:

SEPERATE WC:

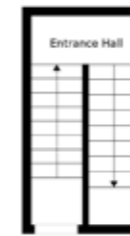
Low flush WC, pedestal wash hand basin



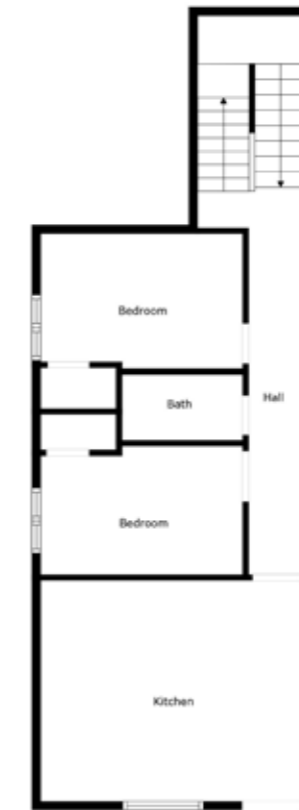
FLAT 2



FLAT 3



Floor 1

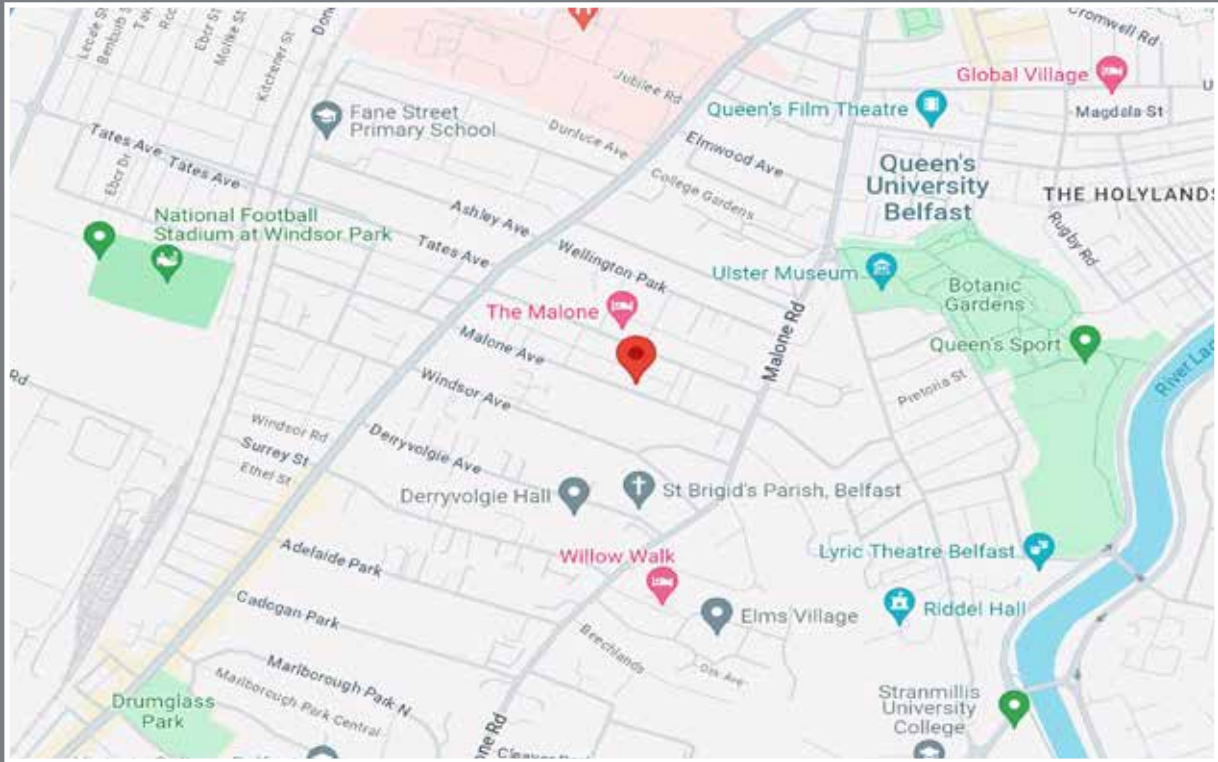


Floor 2



Floor 3

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**



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