



82 Willowbank Gardens , Belfast, BT15 5AJ

**Offers In The Region Of
£360,000**

This impressive seven bedroom double fronted town terrace HMO offers a lucrative investment opportunity. Situated conveniently close to the city on one of Belfast's busiest routes, this property is set to benefit from the upcoming new glider bus route, enhancing its accessibility and appeal.

Offering a high standard of finish, with triple bathrooms, a laundry room, utility room, a spacious fully fitted kitchen, and a large living area, this HMO offers both comfort and functionality. The modern interior offers UPVC double-glazed windows and gas central heating to ensure a cosy and energy-efficient living environment.

For those looking to invest, this property promises a substantial estimated income of £36,000 per annum when fully let, making it a high-yielding HMO opportunity for savvy investors. 82 Willowbank Gardens is sure to exceed your expectations immediate inspection strongly recommended .

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

82 Willowbank Gardens

, Belfast, BT15 5AJ



- High Yielding HMO Investment
- Utility And Laundry Room
- Extensively Refurbished
- The New Glider Route Coming Soon
- 7 Bedroom HMO
- Super Sized Kitchen And Living Area
- Projected Rental Income 36k Per Annum
- Triple Bathrooms
- Upvc Double Glazed Windows
- Walking Distance To The City

Entrance Hall

Mahogany entrance door, wood laminate floor, 10'7" 10'0" (3.25 3.07) panelled radiator.

Living- Kitchen

26'8" x 10'1" (8.13 x 3.08)

Twin single drainer stainless steel sink units, extensive range of high and low level units, formica worktops, twin built-in under ovens, twin ceramic hobs, twin stainless steel canopy extractor fans, tall integrated fridge, integrated dishwasher, breakfast bar, partly tiled walls, double panelled radiator, recessed lighting, wood laminate floor, upvc double glazed rear door.

Utility Room

10'2" x 8'5" (3.10 x 2.59)

Accessed from rear yard.

Double panelled radiator, fridge/freezer space, gas boiler.

Room 1 into Bay

15'1" x 12'2" (4.62 x 3.71)

Double panelled radiator, wood laminate floor, panelled radiator.

Room 2

10'7" 10'0" (3.25 3.07)

Double panelled radiator, wood laminate floor, access to rear yard.

First Floor

Panelled radiator, corniced ceiling, wood laminate floor.

Shower Room 1

White suite comprising shower cubicle, thermostatically controlled drench shower, pedestal wash hand basin, low flush wc, partly tiled walls, recessed lighting.

Shower Room 2

White suite comprising shower cubicle, thermostatically controlled drench shower, pedestal wash hand basin, low flush wc, partly tiled walls, recessed lighting.

Shower Room 3

White suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator, recessed lighting.

Laundry Room

Hotpress/copper cylinder, plumbed for washing machine, tumble dryer space.

Room 3

12'5" x 11'3" (3.80 x 3.43)

Panelled radiator, wood laminate floor.

Room 4

12'2" x 12'2" (3.73 x 3.71)

Wood laminate floor, panelled radiator.

Room 5

12'5" x 11'3" (3.80 x 3.43)

Panelled radiator, wood laminate floor.

2nd floor

Room 6

14'0" x 11'1" (4.27 x 3.38)

Undereaves storage, velux rooflight, wood laminate floor.

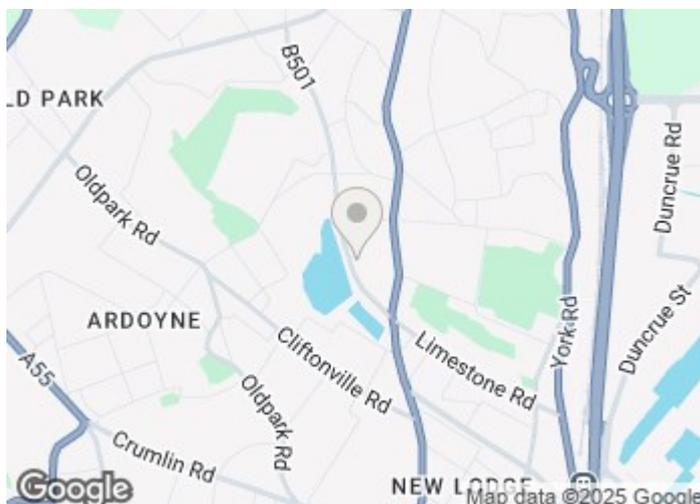
Room 7

15'8" x 9'6" (4.80 x 2.90)

Velux rooflight, undereaves storage, wood laminate floor.

Outside

Forecourt, enclosed rear yard.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

