



41 London Road  
Belfast, BT6 8EY

Offers in excess of  
£89,950



Energy Efficiency Rating	Environmental Impact (CO2) Rating
Northern Ireland	Northern Ireland



# 41 London Road

, Belfast, BT6 8EY

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CASH OFFERS ONLY! A keenly priced townhouse in a highly popular residential location which offers significant investment potential.

Internally the dwelling comprises of an entrance hallway, open plan reception with dining space, fitted kitchen, classic white bathroom suite and two bedrooms. Outside there are yards to the front and rear.

The property further benefits from gas fired central heating and uPVC double glazing.

London Road is conveniently located just off the ever-popular Ravenhill Road and is close to many leading shops and amenities including Ormeau Park, The OZone Complex, Lanyon Place Train Station and a host of independent retailers. Belfast City Centre is also just a short walk away.

Contact Rea Estates now for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

Composite front door with smoked glass insets, wooden internal door with smoked glass insets leading to:

### Living Room 12'11" x 11'2" (3.95m x 3.42m)

Under stair storage, enclosed electricity meter, double panelled radiator, stairs leading to first floor

### Kitchen 10'9" x 11'4" (3.28m x 3.46m)

Fitted kitchen with high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer, cooker space with extractor hood, plumbed for a washing machine, fridge freezer space, double panelled radiator, wall mounted gas boiler, access to rear yard

### Downstairs Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, double panelled radiator

## First Floor

### Landing

Enclosed storage cupboard housing gas boiler, access to roof space

### Front Bedroom 10'1" x 11'4" (3.08m x 3.46m)

Enclosed storage cupboard, double panelled radiator

### Rear Bedroom 7'0" x 11'5" (2.14m x 3.48m)

Double panelled radiator

## Outside

### Front

### Rear



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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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