



NICHOLAS  
RESIDENTIAL



## 5 Coolfin Street , Belfast, BT12 5PH Asking price £105,000

Welcome to 5 Coolfin Street!

A modern and well-presented two-bedroom mid-terrace located just off the Donegall Road in South Belfast. The property is ideally situated next to the entrance of Belfast City Hospital and only a few minutes away from the Royal Victoria Hospital. There is a wide range of social and recreational amenities close by on the Boucher and Lisburn Roads. The motorway network is easily accessible, with a regular public transport service to the City Centre and further afield.

Internally the property briefly comprises; One reception room, a modern fitted kitchen, two bedrooms on the first floor and a main bathroom with a white three-piece suite. The property also benefits from gas-fired central heating, uPVC double glazing and an enclosed and covered yard to the rear.

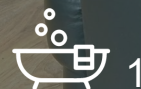
Ideally suited for investors or owner occupiers.

Call us today on 02890388383 to arrange your personal viewing.

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

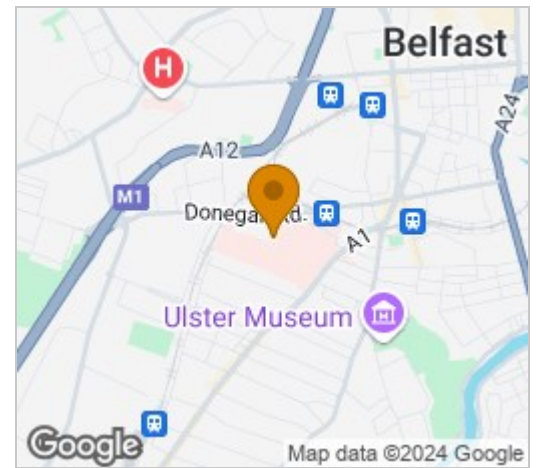
- Modern and Well Presented Mid Terrace
- One Reception Room
- Modern Shaker Style Fitted Kitchen
- Two Bedrooms (1 Double & 1 Single)
- Panelled Bathroom with Modern White Suite
- Gas Fired Central Heating
- uPVC Double Glazed
- Enclosed and Covered Yard to the Rear
- Ideally Suited for Investors or an Owner Occupier



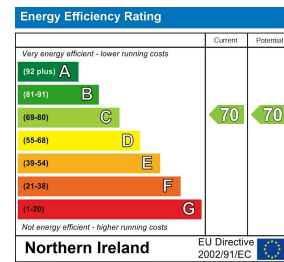
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

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