



1 Dublin Street  
Belfast, BT6 8ES

Offers in the region of  
**£85,000**



Energy Efficiency Rating	Environmental Impact (CO2) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



# 1 Dublin Street

, Belfast, BT6 8ES

Offers in the region of £85,000



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

Internally the dwelling comprises of an entrance hallway, reception, fitted kitchen with dining space, classic white bathroom suite and two bedrooms. Outside there is an enclosed rear yard.

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

Dublin Street 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 Hallway

### Living Room 10'6" x 9'10" (3.22m x 3.02m)

Enclosed gas and electricity meters, double panelled radiator

### Kitchen 18'11" x 9'6" (5.78m x 2.91m)

### Downstairs Bathroom

Classic white bathroom suite including low flush

WC, pedestal wash hand basin and panelled bath, heated towel rail

## First Floor

### Landing

Enclosed storage cupboard housing gas boiler, access to roof space

### Front Bedroom 9'10" x 14'7" (3.00m x 4.47m)

Double panelled radiator

### Rear Bedroom 11'4" x 7'10" (3.46m x 2.40m)

Double panelled radiator

## Outside

Enclosed rear yard with access to rear entry





  
**Rea Estates**  
Sales | Lettings

## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.