



## 133 Dunluce Avenue, Belfast, BT9 7AX

**Price Guide £150,000**

Ideally located off the Lisburn Road in South Belfast, Dunluce Avenue is close to a range of amenities including the City Hospital, Queens University and many shops & restaurants. The accommodation comprises three good sized bedrooms, two receptions, large kitchen, ground floor shower room and first floor bathroom suite. Gas fired central heating and partial double glazed windows are in place. Located in an area of high rental demand early viewing is recommended. This property is an ideal purchase for an investor or would make an excellent buy for parents looking to purchase a property for their children attending the university in years to come.

- Mid Terrace Property
- Two Receptions
- Ground Floor Shower Suite
- Gas Central Heating
- Close To Queens University
- Three Bedrooms
- Large Kitchen
- First Floor Bathroom Suite
- Partial Double Glazed Windows
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	61
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Hardwood front door. Laminate flooring.

### HALLWAY



Laminate flooring.

### LIVING ROOM 12'5" x 9'2" (3.8 x 2.8)



Laminate flooring.

### DINING ROOM 11'5" x 9'10" (3.5 x 3.0)



Fireplace with marble surround and laminate flooring. Under stairs storage.

### KITCHEN 11'9" x 5'10" (3.6 x 1.8)

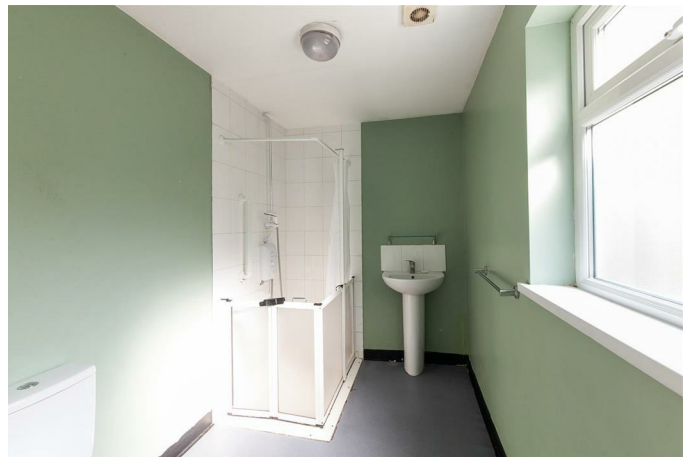


Range of high and low level units, stainless steel sink unit, built in oven with 4 ring electric hob, extractor fan and part tiled walls.

### UTILITY ROOM

Plumbed for washing machine. Access to rear enclosed yard.

### SHOWER ROOM 8'10" x 6'2" (2.7 x 1.9)



White suite comprising electric shower, pedestal wash hand basin, low flush W.C part tiled walls and vinyl floor.

### ON THE FIRST FLOOR

**BEDROOM ONE 13'1" x 10'2" (4.0 x 3.1)**



Ideal gas boiler. Built in robes.

**BEDROOM TWO 11'5" x 7'6" (3.5 x 2.3)**



Built in robe / hot press. Feature fire.

**BATHROOM 7'10" x 6'2" (2.4 x 1.9)**



White suite comprising panel bath, pedestal wash hand basin, low flush w.c, towel rail and fully tiled walls

**ON THE SECOND FLOOR**

**BEDROOM THREE 16'0" x 11'9" (4.9 x 3.6)**

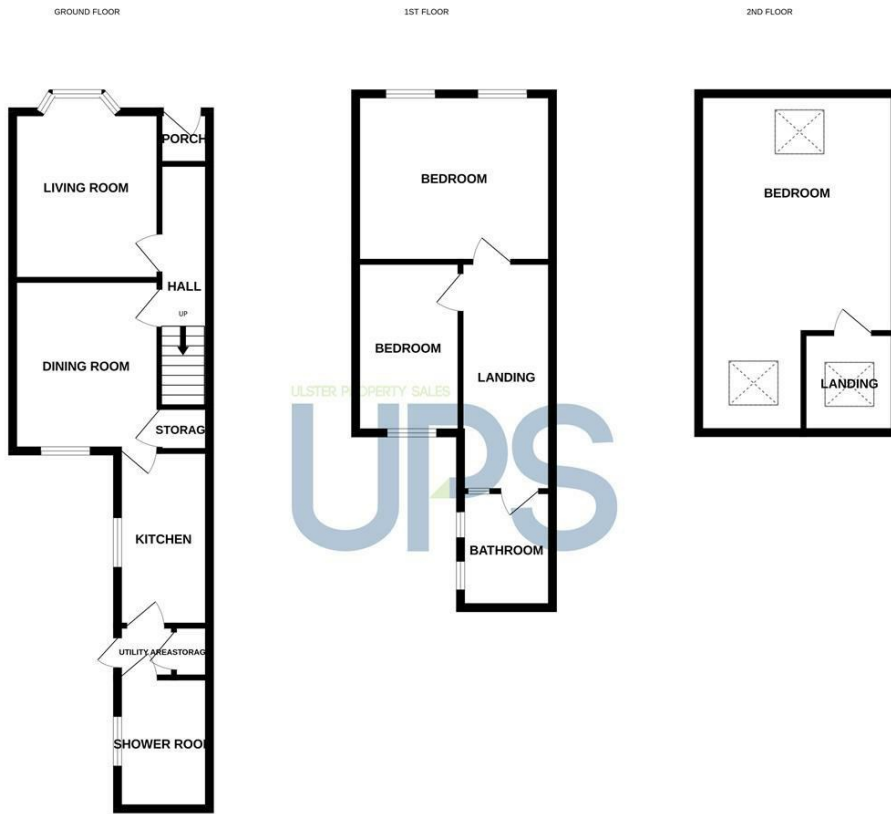


Feature fire.

**OUTSIDE**

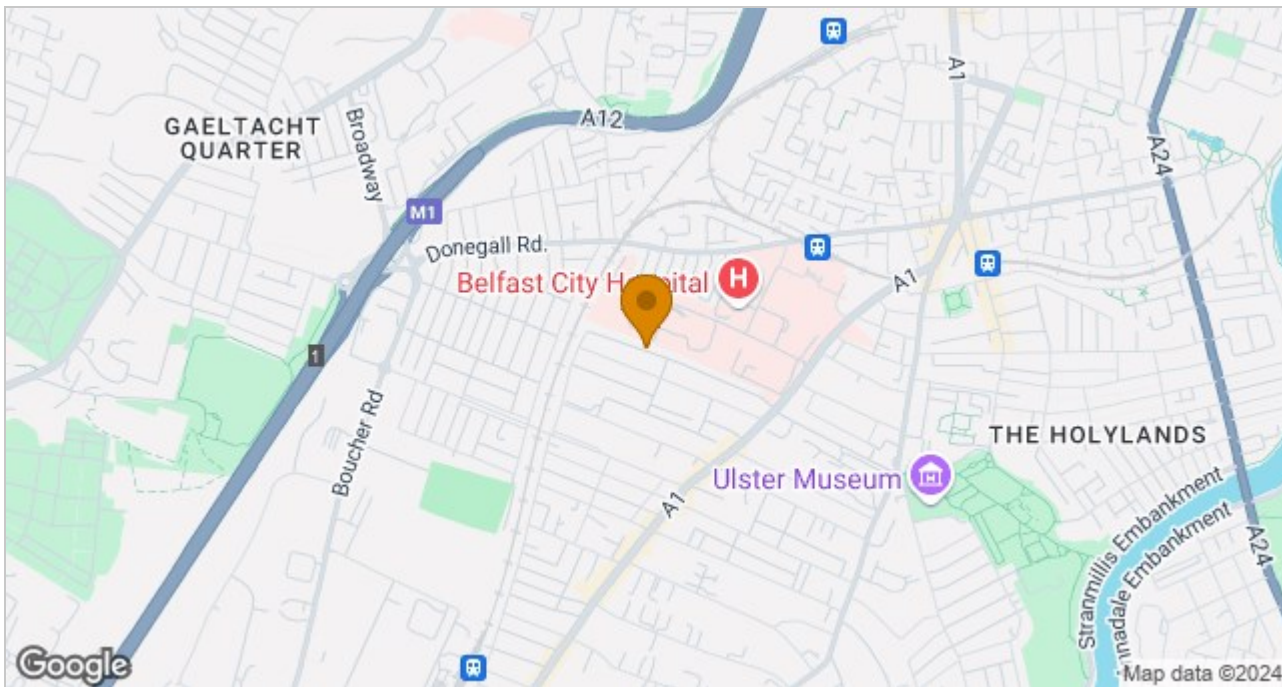
Enclosed yard to rear.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropex ©2024

# Area Map



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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