



## 75 Wellesley Avenue, Belfast, BT9 6DH

**Price Guide £325,000**

Located off the Lisburn Road in South Belfast, we are pleased to offer for sale this excellent investment opportunity. The building comprises two self-contained apartments, both of which are currently let, producing a total rental income of circa £24,300 per annum. Ideally positioned within walking distance of Queens University, the shops, cafes & restaurants of the Lisburn Road, transport links and Belfast City Centre, viewing is recommended.

- Substantial Terraced Property Comprising Two Self Contained Apartments
- Gas Fired Central Heating / Mainly PVC Double Glazing
- Apt 1 EPC Rating D - 65/67
- Apt 2 EPC Rating D - 57/73
- Annual Rental Income Circa £24,300 Per Annum
- Walking Distance To A Host Of Amenities Of Lisburn Road
- Prime Investment Opportunity

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

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**APARTMENT 1**

**KITCHEN / LIVING 15'1" x 11'9" (4.6 x 3.6)**



High and low level units, plumbed for washing machine, integrated oven, hob & extractor fan, gas fired boiler. Laminate wood flooring.

**BEDROOM ONE 11'5" x 7'10" (3.5 x 2.4)**

**BEDROOM TWO 9'10" x 9'2" (3.0 x 2.8)**

**BATHROOM**



White suite comprising panel bath with shower over, pedestal wash hand basin, low flush W.C.

**WC**

**ON THE FIRST & SECOND FLOOR**

**APARTMENT 2**

**KITCHEN / LIVING 16'8" x 13'1" (5.1 x 4.0)**

High and low level units, plumbed for washing machine, integrated oven, hob & extractor fan, gas fired boiler. Laminate wood flooring.

**BEDROOM ONE 11'5" x 9'6" (3.5 x 2.9)**

**BEDROOM TWO 9'10" x 8'10" (3.0 x 2.7)**

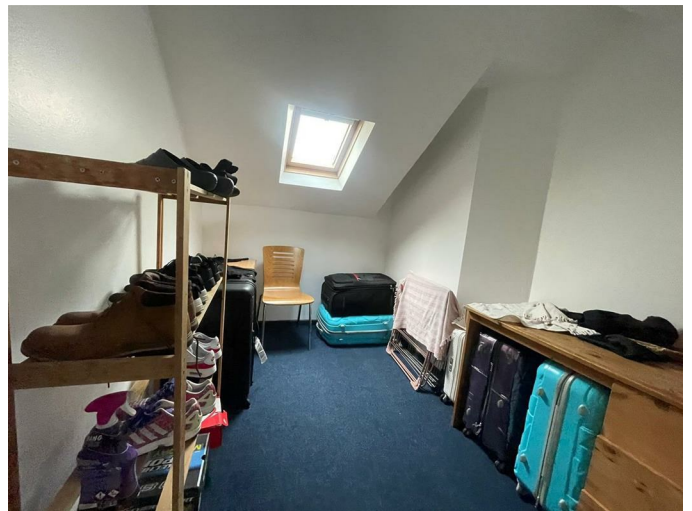
**BATHROOM**

White suite comprising panel bath with shower over, pedestal wash hand basin, low flush W.C.

**BEDROOM THREE 13'1" x 7'6" (4.0 x 2.3)**



**BEDROOM FOUR 12'9" x 11'9" (3.9 x 3.6)**



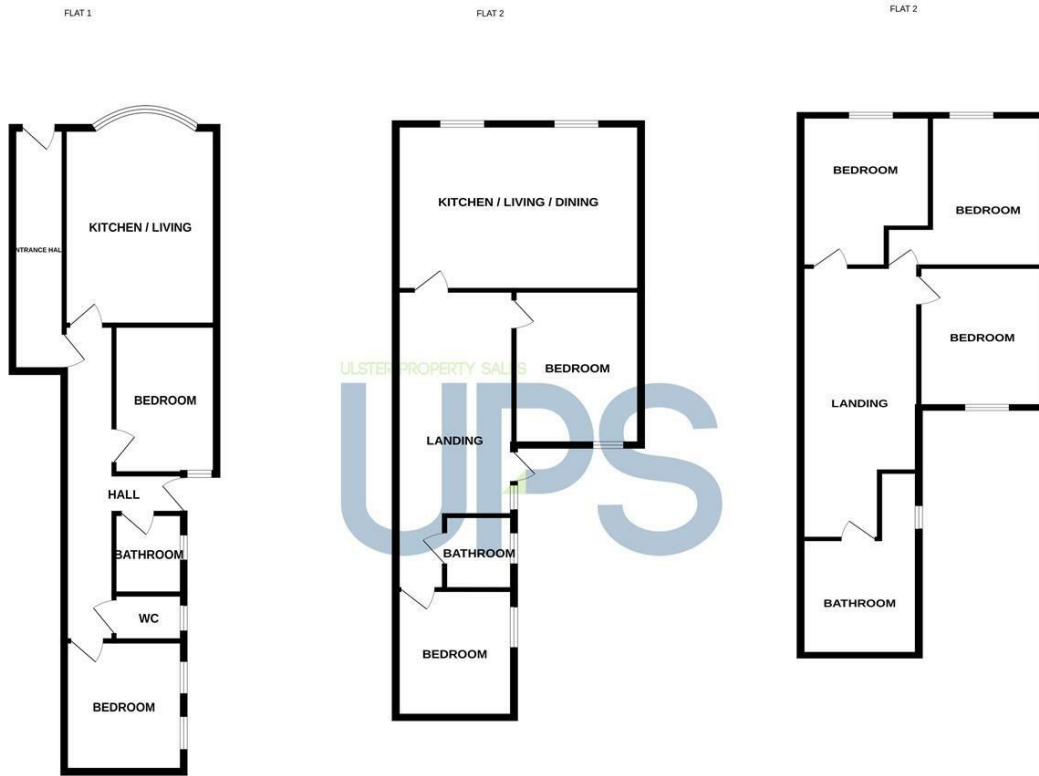
### **BEDROOM FIVE 11'5" x 8'10" (3.5 x 2.7)**



### **BATHROOM**

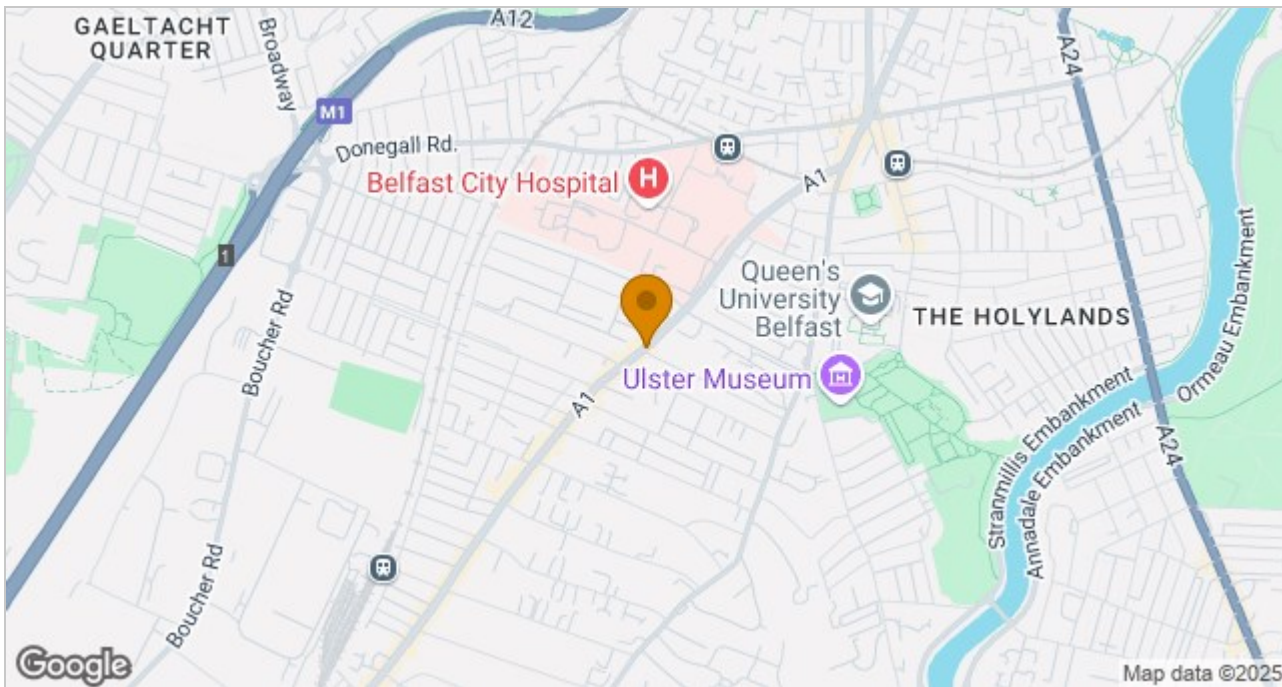
White suite comprising panel bath with shower over, pedestal wash hand basin, low flush W.C.

# 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.  
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# 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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