



## 23 Dunluce Avenue, Belfast, BT9 7AW

**Price Guide £375,000**

Located off the Lisburn Road in South Belfast, we are pleased to offer for sale this excellent investment opportunity. The building comprises three self-contained 2 bedroom apartments, all of which are currently let, producing a total rental income of circa £32,400 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 Three Self Contained Apartments
- Each Apartment Comprises 2 Beds, Kitchen / Living & Bathroom Suites
- Apt 1 EPC Rating C - 73/74
- Apt 2 EPC Rating C - 78/78
- Apt 3 EPC Rating D - 60/67
- Annual Rental Income Circa £32,400 Per Annum
- Gas Fired Central Heating / Fully Double Glazed
- Prime Investment Opportunity
- Walking Distance To A Host Of Amenities Of Lisburn Road

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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

Hardwood front door.

#### APARTMENT 1

##### KITCHEN / LIVING 14'1" x 13'5" (4.3 x 4.1)



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

##### BEDROOM ONE 10'2" x 9'6" (3.1 x 2.9)

##### BEDROOM TWO 12'9" x 9'6" (3.9 x 2.9)

#### BATHROOM



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

### ON THE FIRST FLOOR

#### APARTMENT 2

##### KITCHEN / DINING 16'4" x 9'6" (5.0 x 2.9)



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

##### LIVING 9'6" x 9'2" (2.9 x 2.8)

##### BEDROOM ONE 11'5" x 10'5" (3.5 x 3.2)

##### BEDROOM TWO 14'1" x 7'10" (4.3 x 2.4)

#### BATHROOM

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

### ON THE SECOND FLOOR

#### APARTMENT 3

##### KITCHEN / DINING 11'9" x 10'5" (3.6 x 3.2)



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

**LIVING 11'1" x 8'6" (3.4 x 2.6)**

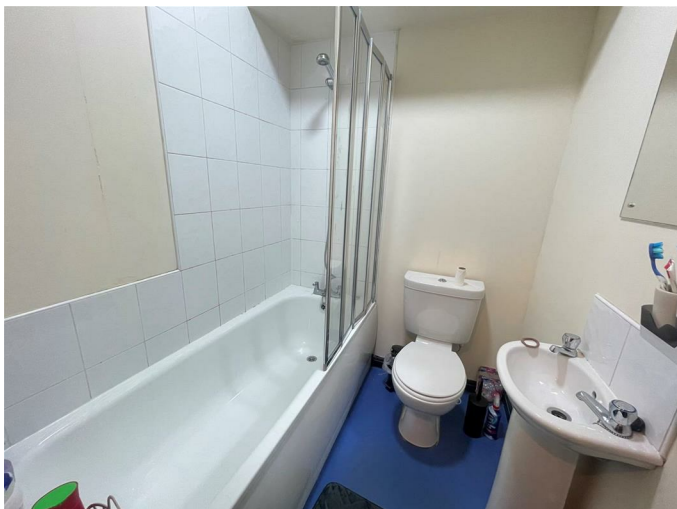


**BEDROOM ONE 9'6" x 8'10" (2.9 x 2.7)**

**BEDROOM TWO 10'9" x 10'2" (3.3 x 3.1)**

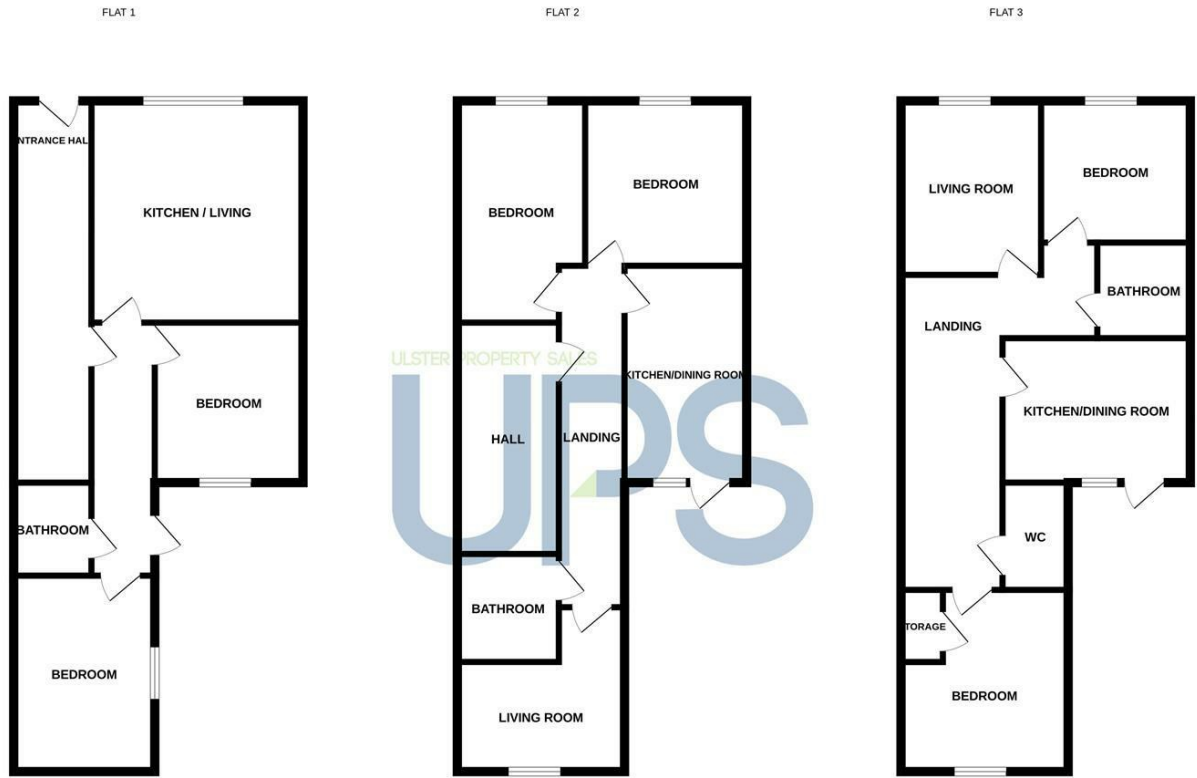


**BATHROOM**



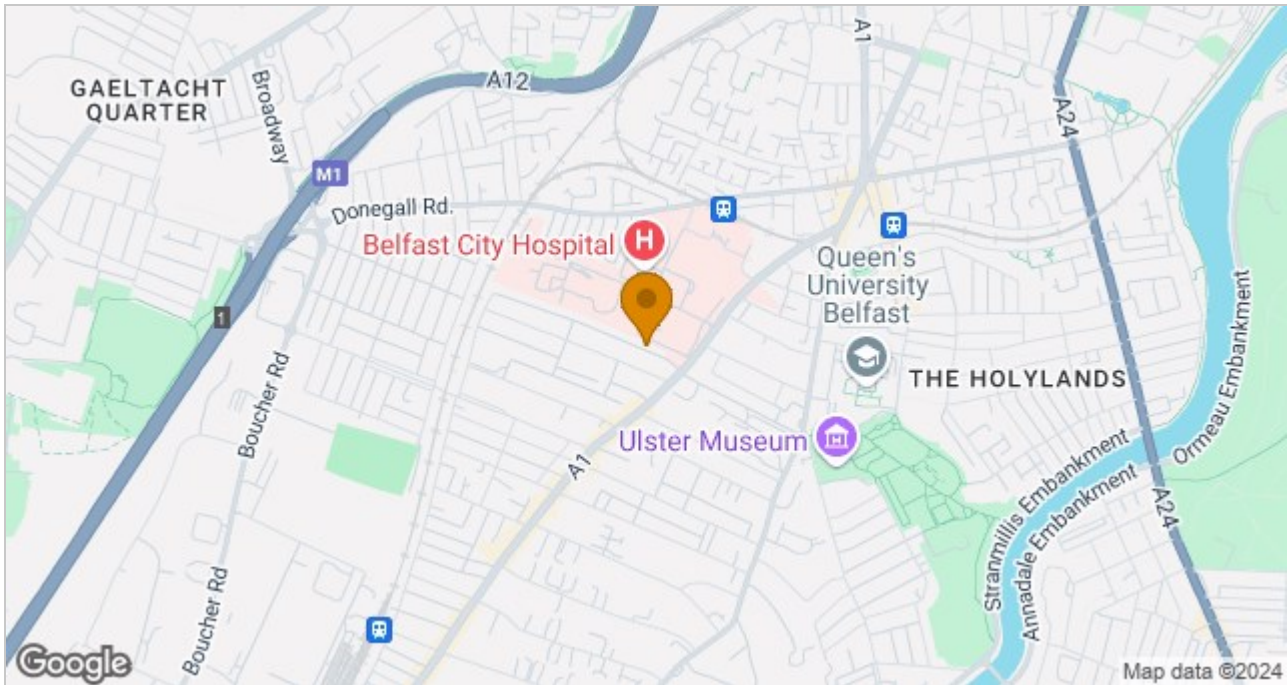
White suite comprising panel bath with shower over, pedestal wash hand basin, low flush W.C.

# 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.  
Made with Metrofox ©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.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200  
**BALLYHACKAMORE**  
028 9047 1515  
**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155  
**BANGOR**  
028 9127 1185  
**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432  
**CAVEHILL**  
028 9072 9270  
**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264  
**GLENGORMLEY**  
028 9083 3295  
**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444  
**RENTAL DIVISION**  
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark