



148 Roslyn Street, Ravenhill / Cregagh Road, Belfast, BT6 8JL

Asking Price £105,000

PUBLIC NOTICE - 148 Roslyn Street, Belfast, BT6 8JL - We have received an offer of £ 115,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating (64)

Roslyn street is conveniently found just off Ravenhill Avenue, offering residents easy access to the Ravenhill & Cregagh / Woodstock road and all the shops, cafés, schools, parks and public transport links that are found in the local area.

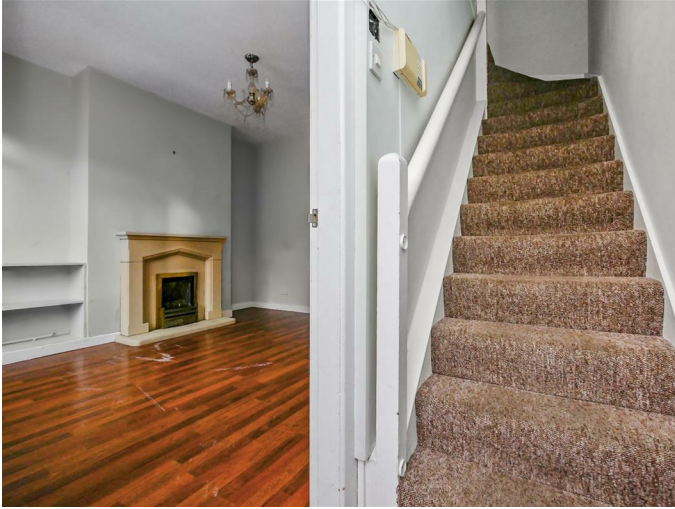
This red brick mid-terrace home comprises of two reception rooms, fitted kitchen, two good sized bedrooms and white bathroom suite on the first floor. In addition to this the property is also serviced with gas fired central heating and hardwood single glazed windows. Externally there is small enclosed yards to the front and rear.

Although in need of modernisation, this property is chain free and has been competitively priced, making it a fantastic purchase for a first time buyer or investor looking for a property in a popular location within walking distance of Belfast city centre. With demand for properties in the area continuing to climb, we don't anticipate this one sitting around for long so would recommend that you arrange a viewing at your earliest convenience.

- Red Brick Mid-Terrace Home
- Two Reception Rooms
- White Bathroom Suite
- Hardwood Single Glazed Windows
- Excellent First Time Purchase and/or Investment
- Two Good Sized Bedrooms
- Spacious Fitted Kitchen
- Gas Fired Central Heating
- Convenient Location within walking distance to Belfast city centre

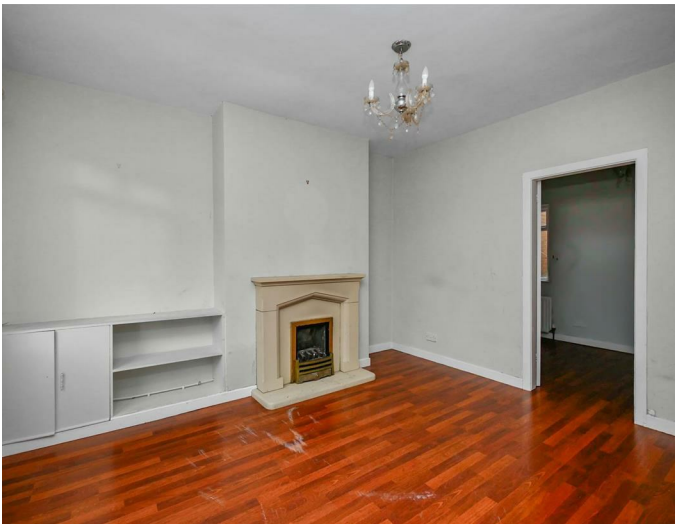
Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		64	67
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

Entrance Hall



Glazed hardwood front door opens onto entrance hall with laminate flooring.

Lounge 12'10" x 11'4" (3.92m x 3.47m)



Laminate flooring.

Dining Room 14'3" x 7'0" (4.36m x 2.15m)



Laminate flooring. Access to under stair storage.

Spacious Fitted Kitchen 11'3" x 8'9" (3.44m x 2.69m)



Fitted kitchen with selection of upper and lower level units complete with formica worktops and stainless steel sink and drainer. Part tiled walls and tiled flooring. Access to gas boiler. Glazed upvc door opens onto enclosed rear yard.

First Floor

Bedroom 1 14'3" x 9'10" (4.35m x 3.00m)

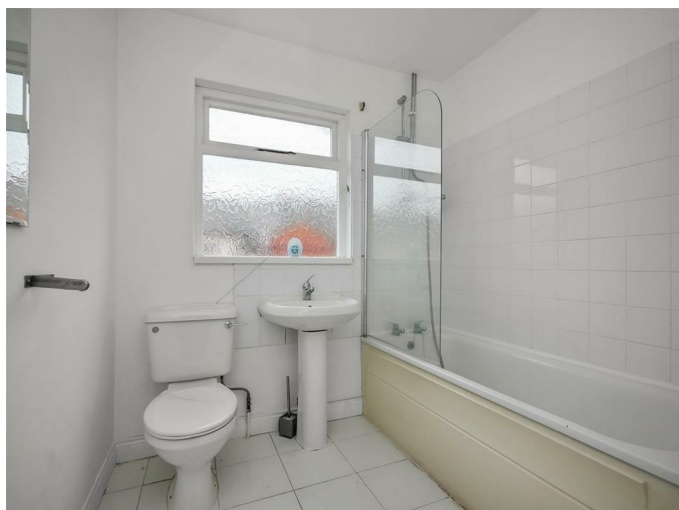


Spacious double bedroom with mirrored slide robes.

Bedroom 2 9'11" x 6'9" (3.03m x 2.08m)



White Bathroom Suite 7'0" x 6'11" (2.14m x 2.12m)



White bathroom suite comprising of panelled bath with overhanging shower attachment, pedestal wash hand basin and low flush w.c. Part tiled walls and tiled flooring.

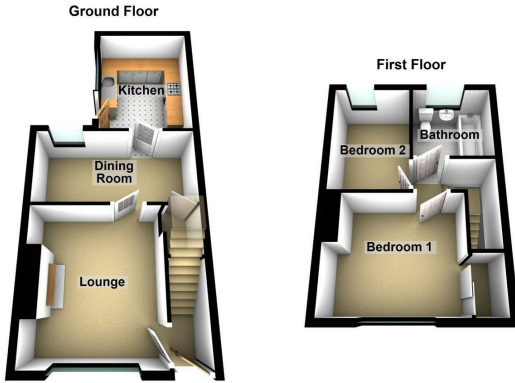
Property Exterior

Enclosed yards to the front and rear of the property.

Disclaimer

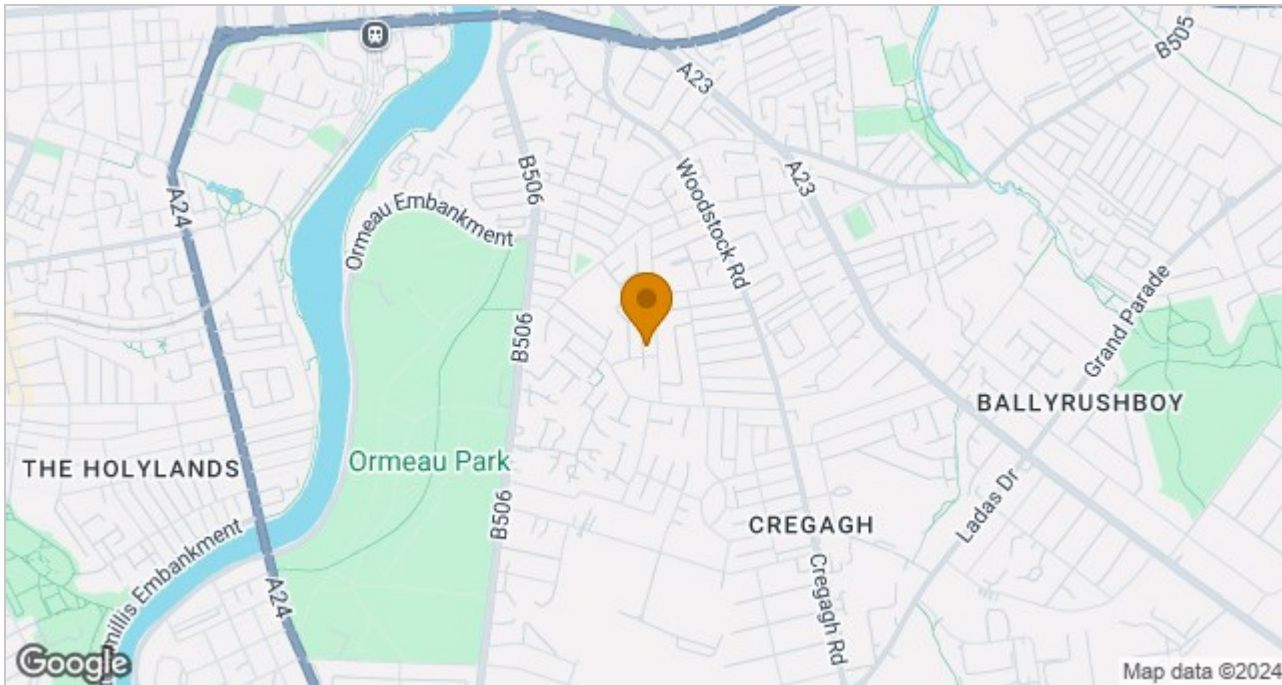
Please note that none of the appliances or services have been tested and we cannot guarantee that they are full working order.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

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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