



## 42 Ethel Street, Belfast, BT9 7FW

**Price Guide £250,000**

Conveniently located off the Lisburn Road, close to many restaurants and boutiques, this attractive mid terrace property offers potential purchasers the opportunity to purchase in one of the most popular areas of South Belfast. Bright and spacious the accommodation comprises open plan living / dining, large fitted kitchen, three good sized bedrooms and modern bathroom suite. A major advantage is the generous south facing garden to rear. Oil fired central heating and PVC double glazing have also been installed. With close proximity to the City Centre, main hospitals, an abundance of social and recreational amenities and excellent transport links, this area is proving extremely popular with first time buyers or investors seeking a lucrative rental income.

- Beautifully Presented Terraced Home
- Open Plan Lounge / Dining
- Excellent Kitchen With Double Doors
- Three Good Sized Bedrooms
- First Floor Bathroom Suite
- Oil Fired Central Heating
- PVC Double Glazed Windows
- Convenient Location With Walking Distance To Shops, Restaurants & Many Other Amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		48	56
EU Directive 2002/91/EC			



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE**



Composite front door.

**LOUNGE 12'5" x 10'2" (3.8 x 3.1)**



Open plan to dining. Feature cornice. Bay window.

**DINING ROOM 11'9" x 10'5" (3.6 x 3.2)**



Built in storage. Feature cornice.

**KITCHEN 23'3" x 8'6" (7.1 x 2.6)**

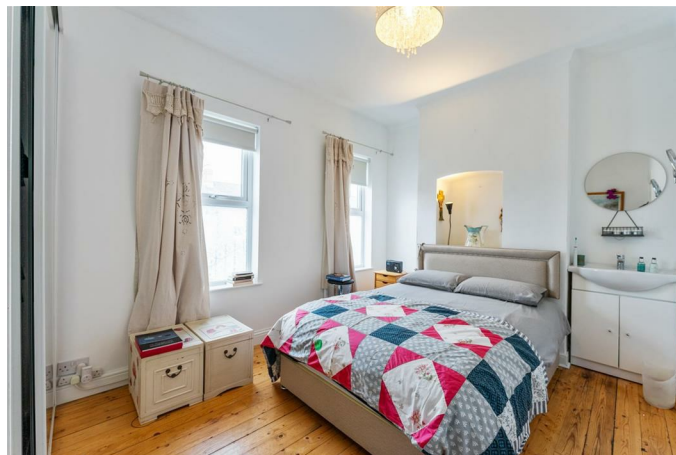


Excellent range of high and low level units, granite worktops, extractor fan, belfast sink, plumbed for dishwasher / washing machine, ceramic tiled floor and part tiled walls. Access to south facing garden.

**ON THE FIRST FLOOR**



**BEDROOM ONE 13'9" x 10'2" (4.2 x 3.1)**



Basin with vanity unit. Solid wood floor.

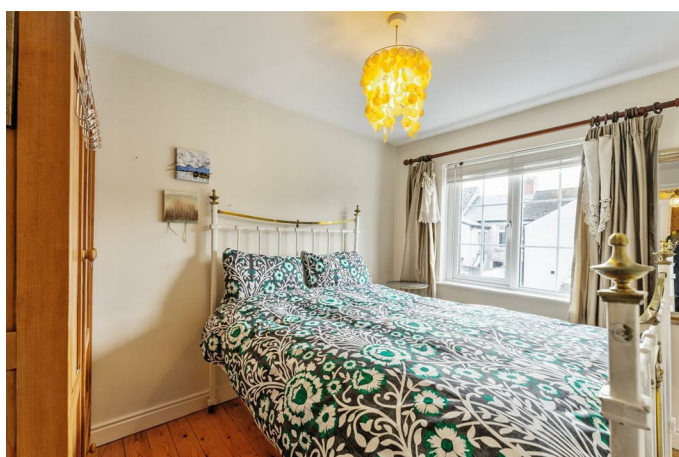


### BEDROOM TWO 11'1" x 8'6" (3.4 x 2.6)



Enclosed shower.

### BEDROOM THREE 13'5" x 8'2" (4.1 x 2.5)



Solid wood floor.

### BATHROOM



Modern white suite comprising panel bath with shower over, low flush W.C, wash hand basin with built in storage, electric shower, part tiled walls.

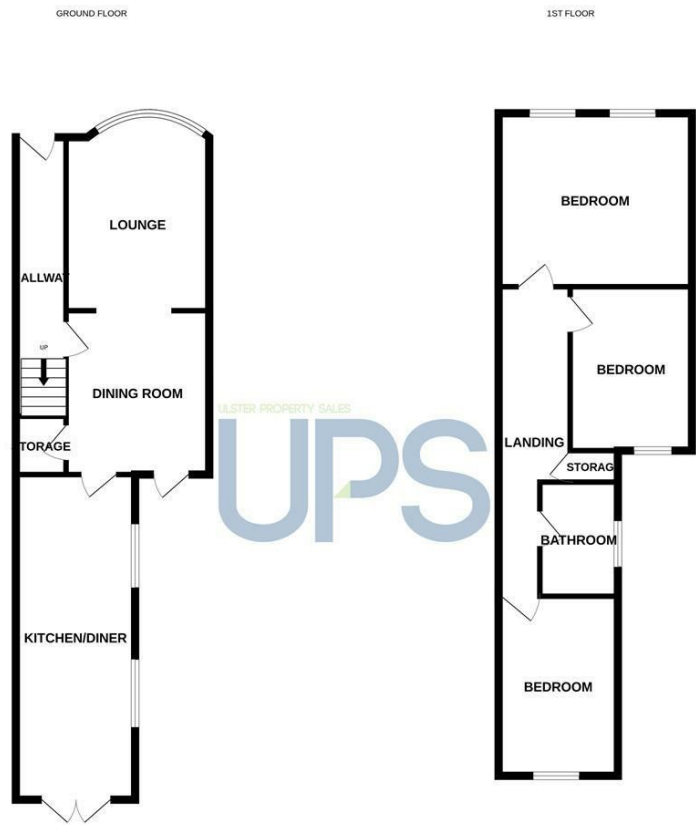
### OUTSIDE



Paved front garden, enclosed south facing garden to rear with outside tap.

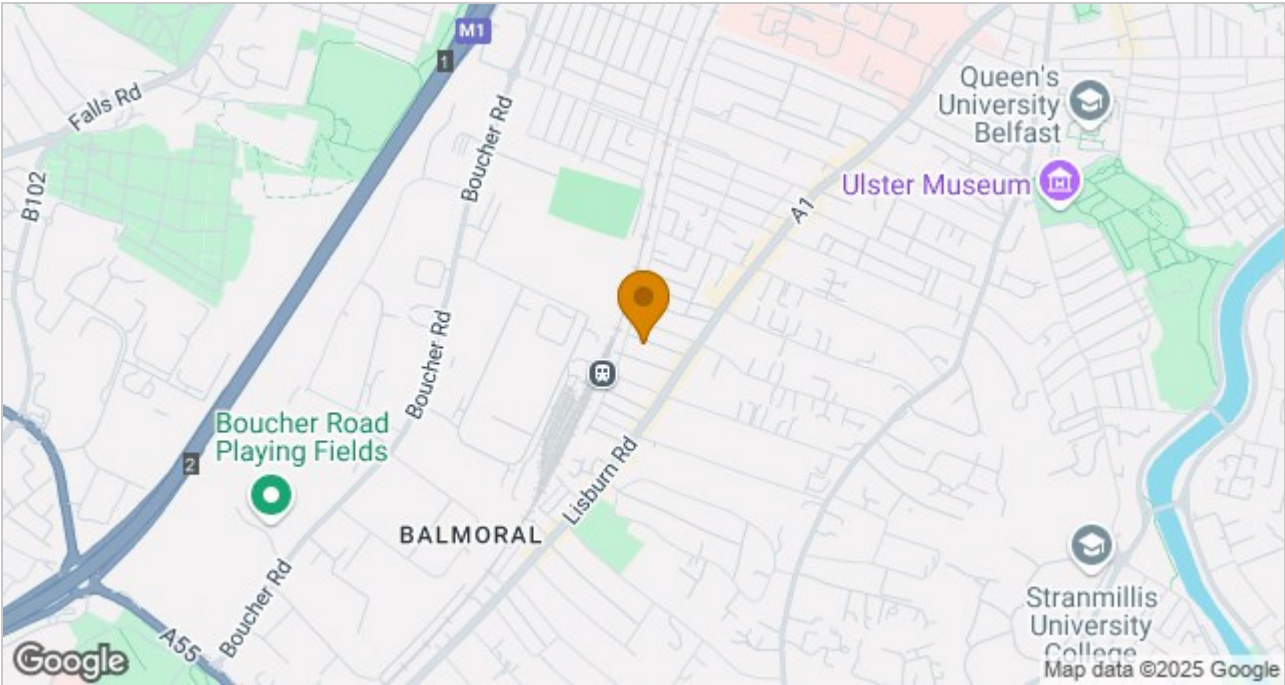


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



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