



## 11 Tavanagh Street, Belfast, BT12 6JL

**Price Guide £80,000**

This mid-terrace property is conveniently located close to a vast range of amenities. The property has been priced to allow for modernisation and comprises, two receptions, large fitted kitchen, two good sized bedrooms and first floor bathroom suite. Outside there is an enclosed yard to rear. Oil fired central heating and pvc double glazed windows are both in place. With similar property selling fast early viewing is highly recommended.

- Mid Terrace Property
- Two Receptions
- First Floor Bathroom Suite
- PVC Double Glazed Windows
- Priced To Allow For Modernisation
- Two Good Sized Bedrooms
- Large Fitted Kitchen
- Oil Central Heating
- Convenient Location
- Cash Offers Only

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	58
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



**THE ACCOMODATION COMRPISES  
ON THE GROUND FLOOR**

**LIVING ROOM 10'2" x 9'6" (3.1 x 2.9)**



**DINING ROOM 10'2" x 10'2" (3.1 x 3.1)**



**KITCHEN 14'1" x 9'2" (4.3 x 2.8)**



Range of high and low level units, stainless steel sink unit, plumbed for washing

machine, fully tiled walls and vinyl floor. Access to rear yard.

**ON THE FIRST FLOOR**

**BEDROOM ONE 13'1" x 9'10" (4.0 x 3.0)**



**BEDROOM TWO 9'10" x 7'10" (3.0 x 2.4)**



**BATHROOM 11'1" x 6'6" (3.4 x 2.0)**



Suite comprising, panel bath, pedestal wash

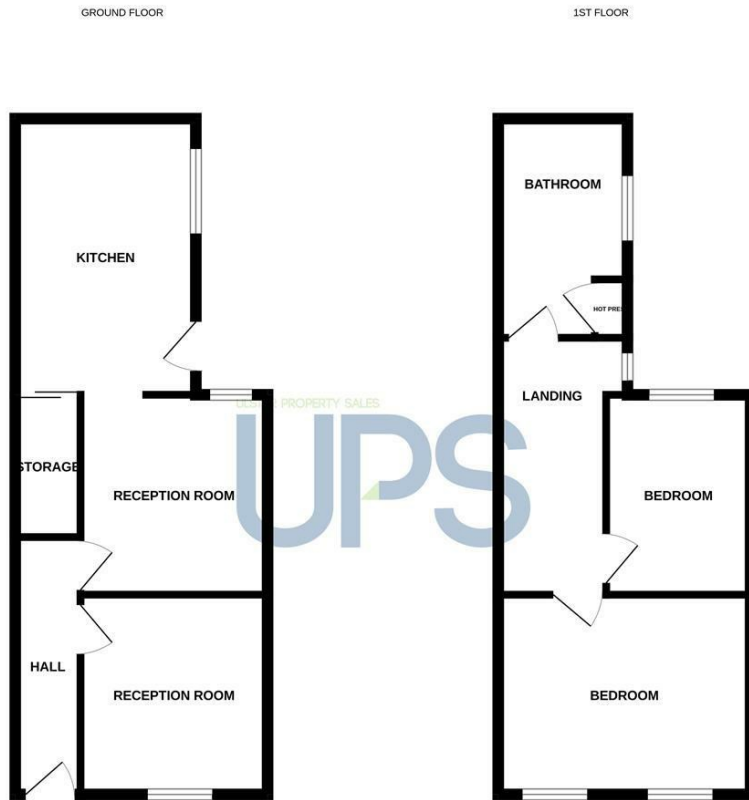
hand basin, low flush w.c., part tiled walls  
and vinyl floor.

**OUTSIDE**

Enclosed yard to rear.

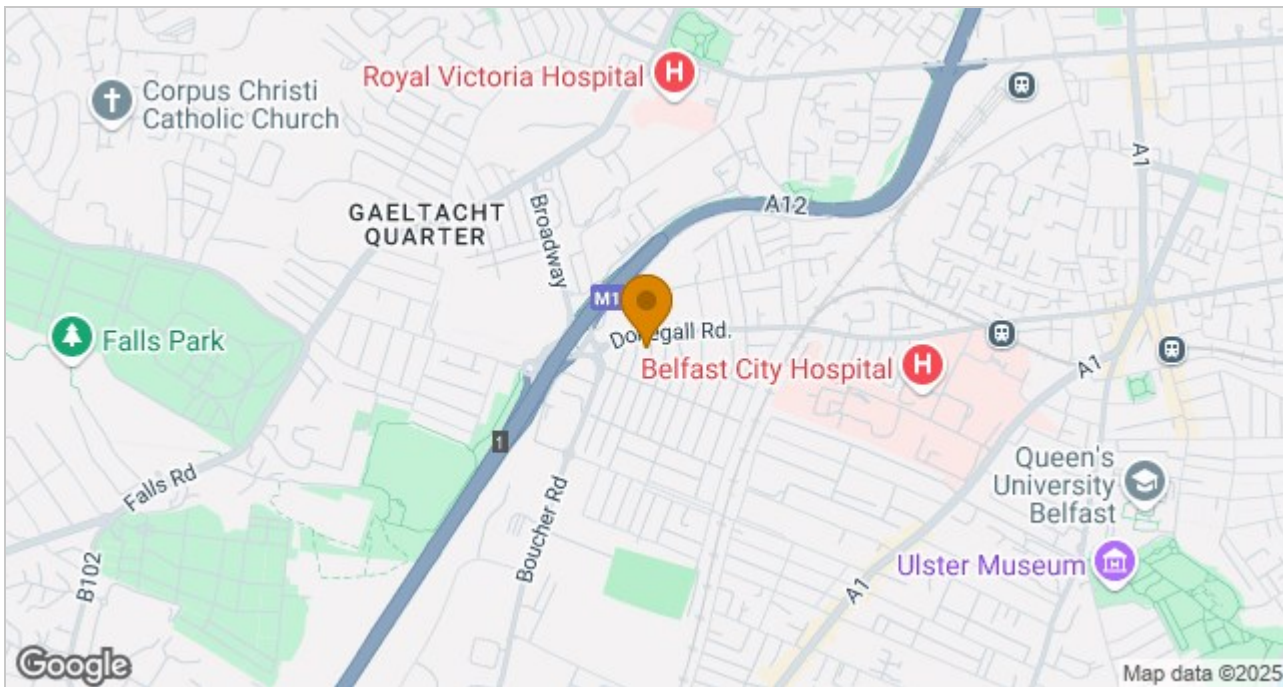


# Floor Plan



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 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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