



## 17 Empire Street, Belfast, BT12 6GJ

**Price Guide £110,000**

Situated on one of the more popular streets in the Donegall Road area, 17 Empire Street is bright and spacious throughout and comprises of a spacious living room, kitchen with dining, ground floor fitted bathroom and two bedrooms (one with w.c ) The property also benefits with double glazing throughout and oil fired central heating. Empire Street is convenient to the many social, recreational and retail amenities of South Belfast including the bustling Lisburn Road, Boucher Road and Belfast City Centre, aswell as both the City and Royal Victoria Hospitals. Bus and rail routes are closeby, as are arterial transport routes such as the motorway network.

- Excellent Mid Terrace Property
- Fitted Kitchen With Dining Space
- Two Good Sized Bedrooms ( one with separate W.C )
- Ideal First Time Buy / Investment
- Spacious Living Room
- Ground Floor Shower Suite
- Oil Central Heating / PVC Double Glazed Windows
- Convenient Location

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	1	1

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
LIVING AREA 13'9" x 11'1" (4.2 x 3.4)**



**Laminate flooring.**



**KITCHEN 13'9" x 11'9" (4.2 x 3.6)**



**Range of high and low level units, formica work surfaces, 4 ring electric hob, single drainer stainless steel sink unit, built in plumbed for washing machine, dryer and dishwasher. Part tiled walls and tiled floor.**



**SHOWER SUITE 8'6" x 5'10" (2.6 x 1.8)**



**White suite comprising pedestal wash hand basin, low flush W.C, thermostatic shower and heated towel rail. Fully tiled walls and floor.**

**ON THE FIRST FLOOR**

**BEDROOM ONE 13'5" x 11'5" (4.1 x 3.5)**



**Laminate flooring with built in sliding mirrored robes.**

**BEDROOM TWO 10'5" x 6'10" (3.2 x 2.1)**



Laminate flooring with built in storage.

**EN-SUITE**



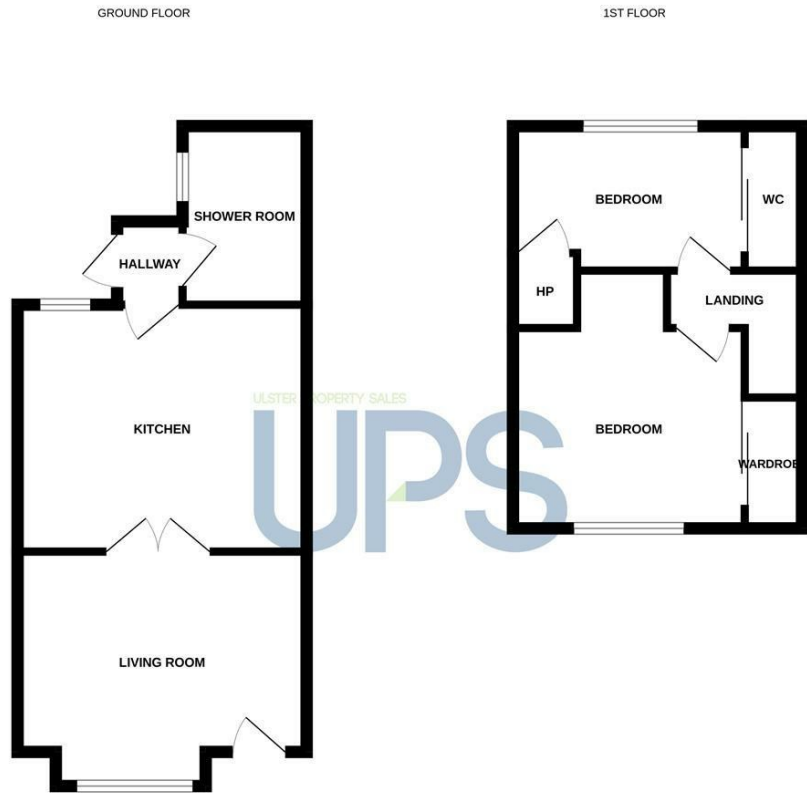
White suite comprising low flush W.C / Basin

**OUTSIDE**

Paved front.

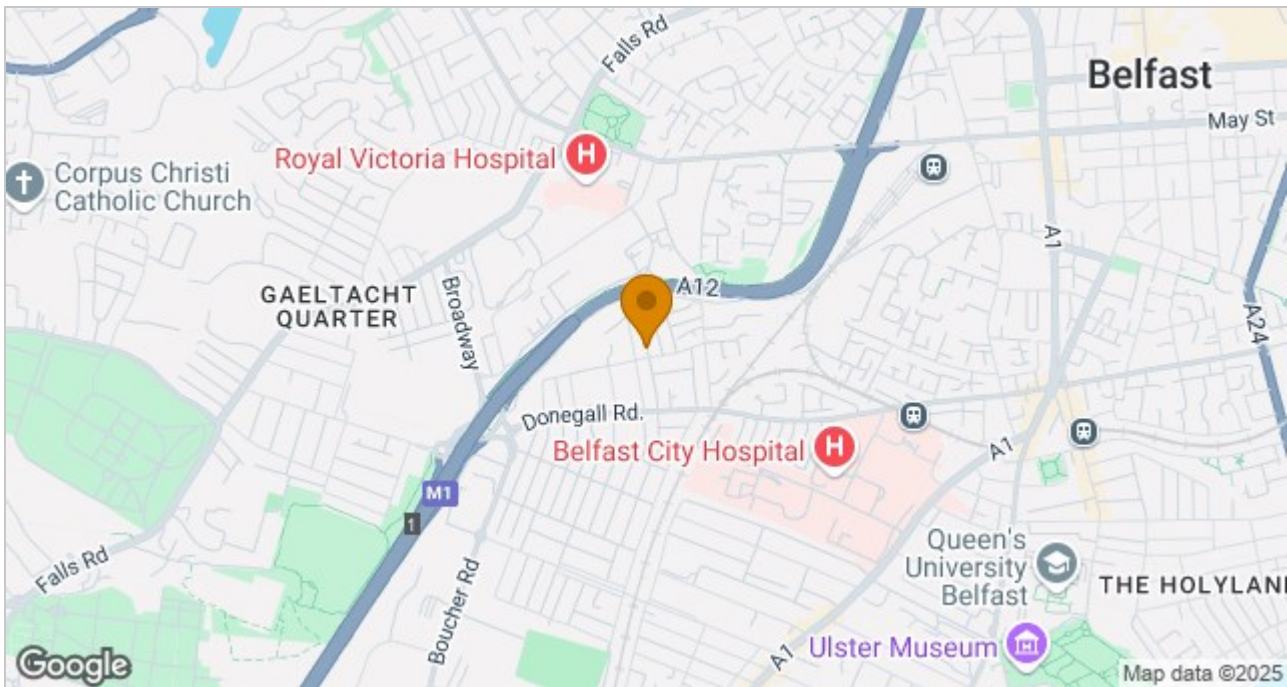
Enclosed rear yard. Access to alleyway.

# 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 Metropex ©2025

# 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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