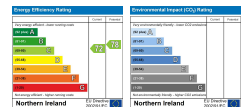




45 Mayflower Street  
Belfast, BT5 4SL

Offers in the region of  
**£99,950**



# 45 Mayflower Street

, Belfast, BT5 4SL

Offers in the region of £99,950



An extended terrace in a highly regarded residential location which is sure to appeal to first-time buyers and investors alike.

Internally the dwelling comprises of a vestibule entrance, bright reception, kitchen area (kitchen unfitted), back hall, downstairs bathroom suite and two well proportioned bedrooms. Outside there are enclosed yards to the front and rear.

The property further benefits from gas fired central heating and full uPVC double throughout.

Mayflower Street is located just off the ever-popular Beersbridge Road and close to many leading shops and amenities including Connswater Shopping Centre, Connswater Greenway and Avoneil Leisure Centre. It also shares excellent transport links with Belfast City Centre and the nearest Bus Stop just seconds from the front door.

Contact Rea Estates now for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

PVC front door with smoked glass inset

### Living Room 10'2" x 13'8" (3.11m x 4.18m)

Enclosed electricity meter, double panelled radiator

### Kitchen 8'11" x 10'9" (2.73m x 3.28m)

Under stair storage, double panelled radiator

### Back Hall

Enclosed storage cupboard housing gas boiler, access to rear yard

### Bathroom 7'10" x 6'0" (2.41m x 1.83m)

White three piece bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, double panelled radiator

## First Floor

### Landing

Access to roof space

### Front Bedroom 10'2" x 13'8" (3.10m x 4.18m)

Double panelled radiator

### Rear Bedroom 8'11" x 7'10" (2.74m x 2.41m)

Double panelled radiator

## Outside

### Front

Brick privacy wall, paved courtyard

### Rear

Enclosed yard with access to rear entry



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE**

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