

# For Sale

Asking Price: £140,000

SimonBrien



99 Maryville Street  
Belfast  
County Antrim  
BT7 1AE

[simonbrien.com](http://simonbrien.com)



Located in the heart of the popular Botanic area of Belfast, this superb two-bedroom ground floor flat combines modern living with exceptional urban convenience.

The property features a spacious living room, a separate well-appointed kitchen, two generous bedrooms, and excellent additional storage throughout. It's ideal for first-time buyers, young professionals, or investors seeking strong rental demand in this vibrant and highly sought-after location.

Outside, a private rear patio provides a peaceful space to relax or entertain, while the added benefit of off-street parking is a rare and valuable asset in such a prime city setting.





### Special Features & Services

- Spacious two-bedroom ground floor apartment
- Private rear patio area perfect for relaxing or entertaining
- Off-street parking
- Prime location close to cafes, restaurants, and amenities in the City Centre, Botanic, and Ormeau Road
- Within walking distance of Belfast City Centre and excellent transport links
- Ideal opportunity for first-time buyers, young professionals, or investors
- uPVC double glazing throughout for energy efficiency and low maintenance
- Electric heating
- Situated in a quiet and highly desirable neighbourhood

### Accommodation

#### Entrance

#### Internal Hallway

Built in storage and hotpress

#### Living Room

17'8" x 10'6" (5.38m x 3.2m):

#### Kitchen

8'4" x 7'10" (2.54m x 2.4m):

Integrated oven, hob and extractor fan

#### Bedroom 1

7'7" x 4'3" (2.3m x 1.3m):

Laminate floor, built in storage

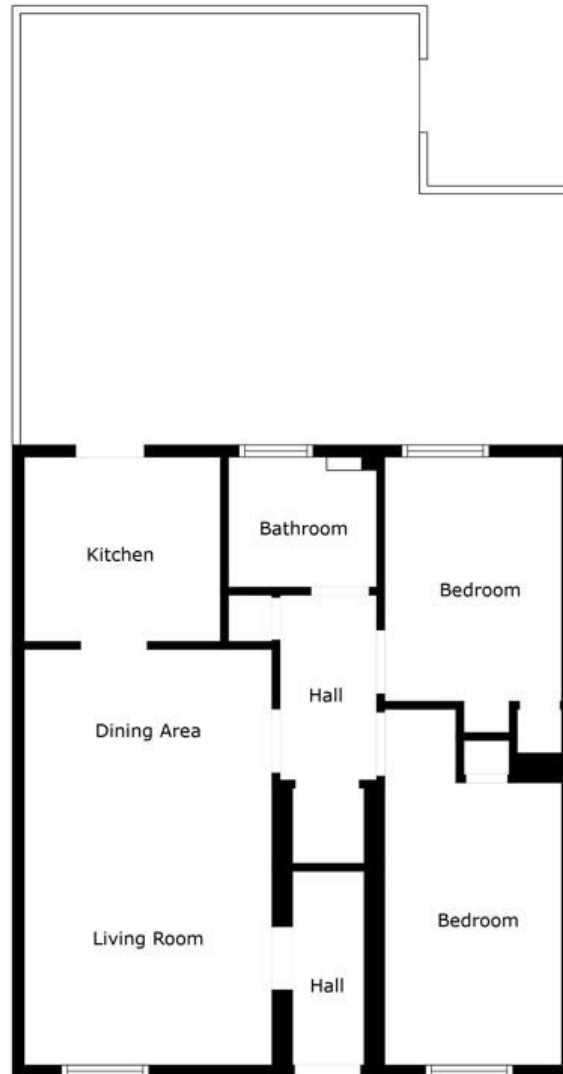
#### Bedroom 2

11'11" x 7'7" (3.63m x 2.3m):

#### Bedroom 2

White suite, chrome heated towel rail





#### VALUER

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#### MORTGAGE ADVICE

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# SimonBrien



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

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