

simonBRIEN
RESIDENTIAL

3 Penrose Street,
Belfast, BT7 1QX



Asking Price £95,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Mid Terrace
- Two Bedrooms
- Open Plan Living/Dining Room
- Fitted Kitchen And Bathroom
- Gas Fired Central Heating
- Popular And Convenient Location Close To Queens University And Belfast City Centre
- Ideal Investment Purchase

SUMMARY

Exceptionally well located in the heart of the University area, the property is well placed close to all local amenities and is within walking distance of the Ormeau Road and Belfast city centre. The property itself has accommodation providing two bedrooms, open plan living/dining together with kitchen and bathroom.

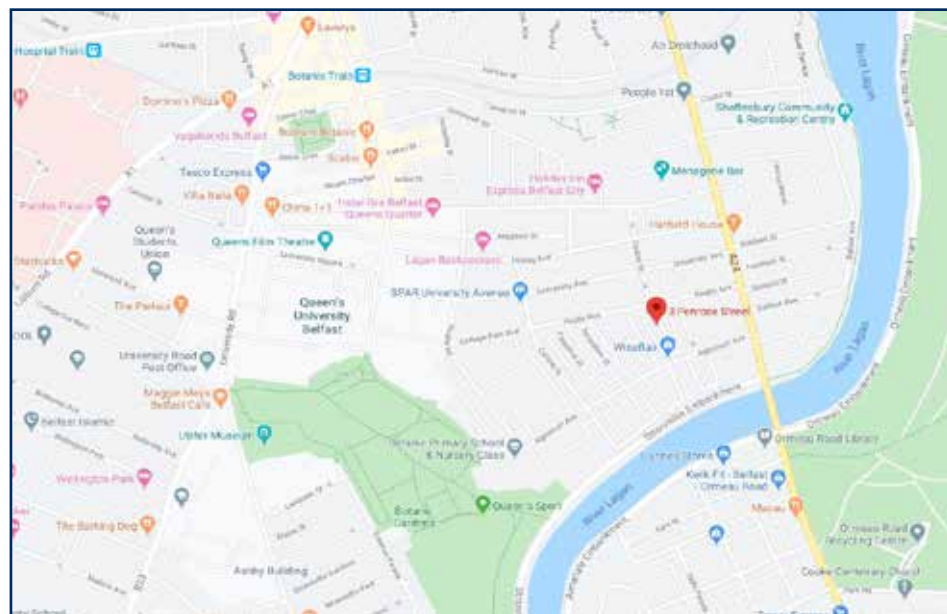
Ideal as an investment purchase or for those looking for a property for their son/daughter attending Queens. Viewing is by appointment through our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood door. Laminate floor.



LIVING/DINING:

19' 9" x 7' 5" (6.02m x 2.26m)

Fireplace. Laminate floor.

KITCHEN:

11' 7" x 7' 0" (3.53m x 2.13m)

Range of units. Recess for cooker and fridge. Plumbed for washing machine. Inset sink. Laminate floor.

FIRST FLOOR

BEDROOM (1):

10' 3" x 7' 3" (3.12m x 2.21m)

Laminate floor.

BEDROOM (2):

12' 4" x 6' 7" (3.76m x 2.01m)

Laminate floor.

BATHROOM:

Low flush WC. Pedestal wash hand basin. Panelled bath and separate shower.

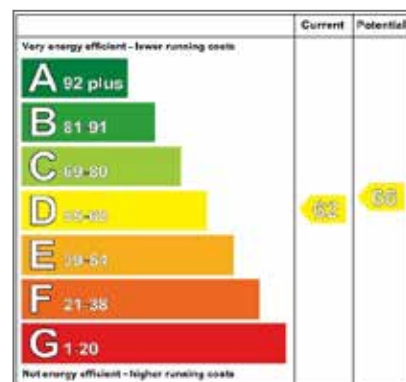
SECOND FLOOR

ATTIC ROOM:

10' 5" x 9' 3" (3.18m x 2.82m)

OUTSIDE

Front forecourt. Rear yard.



EPC REF NO: 9650-0427-6910-2677-6202

REF: ML/C/20/FB



South Belfast

525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down

48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast

237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards

17 High Street
Newtownards, BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.