

**simonBRIEN**  
RESIDENTIAL

20 Cairo Street,  
Belfast, BT7 1QS



Offers Over £95,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



**KEY FEATURES**

- Mid Terrace Property
- Two Bedrooms
- Fitted Kitchen
- Living Room
- Sitting Room / Third Bedroom
- Bathroom
- uPVC Double Glazing
- Gas Fired Central Heating
- Excellent Investment Opportunity
- Priced To Allow Modernisation
- Within Strolling Distance Of Queen's University & Stranmillis Teacher Training College

**SUMMARY**

Cairo Street is located between Rugby Avenue and Agincourt Avenue in the University area of Belfast. Set within strolling distance of Queen's University, the P.E.C., Stranmillis Teacher Training College, and the Botanic Quarter, this is an attractive rental option for a shrewd investor.

The property comprises an entrance hall, living room, sitting room and kitchen on the ground floor. The first floor offers two bedrooms, and contemporary bathroom. Gas fired central heating and double glazing throughout further compliment the property.

**ACCOMMODATION**

**GROUND FLOOR**

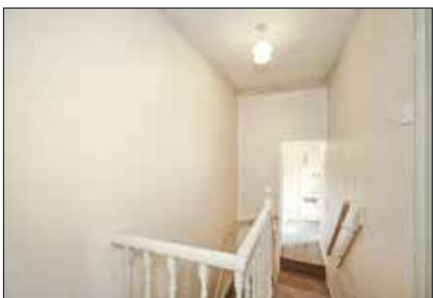
Solid wooden front door leading to:

**ENTRANCE HALL:**

**SITTING ROOM / BEDROOM (3):**  
**9' 10" x 8' 11" (3.01m x 2.72m)**

**LIVING ROOM:**  
**10' 2" x 9' 6" (3.10m x 2.90m)**

Tiled fireplace.



**KITCHEN:**  
**14' 4" x 6' 10" (4.37m x 2.09m)**

Range of high and low level units. Space for cooker. Plumbed for washing machine. Space for fridge. Stainless steel sink unit. 'Vokera' gas boiler. Door to back yard.

**FIRST FLOOR**

**LANDING:**

Storage cupboard. Access to roof space. Shelved hotpress with pressurised water cylinder.

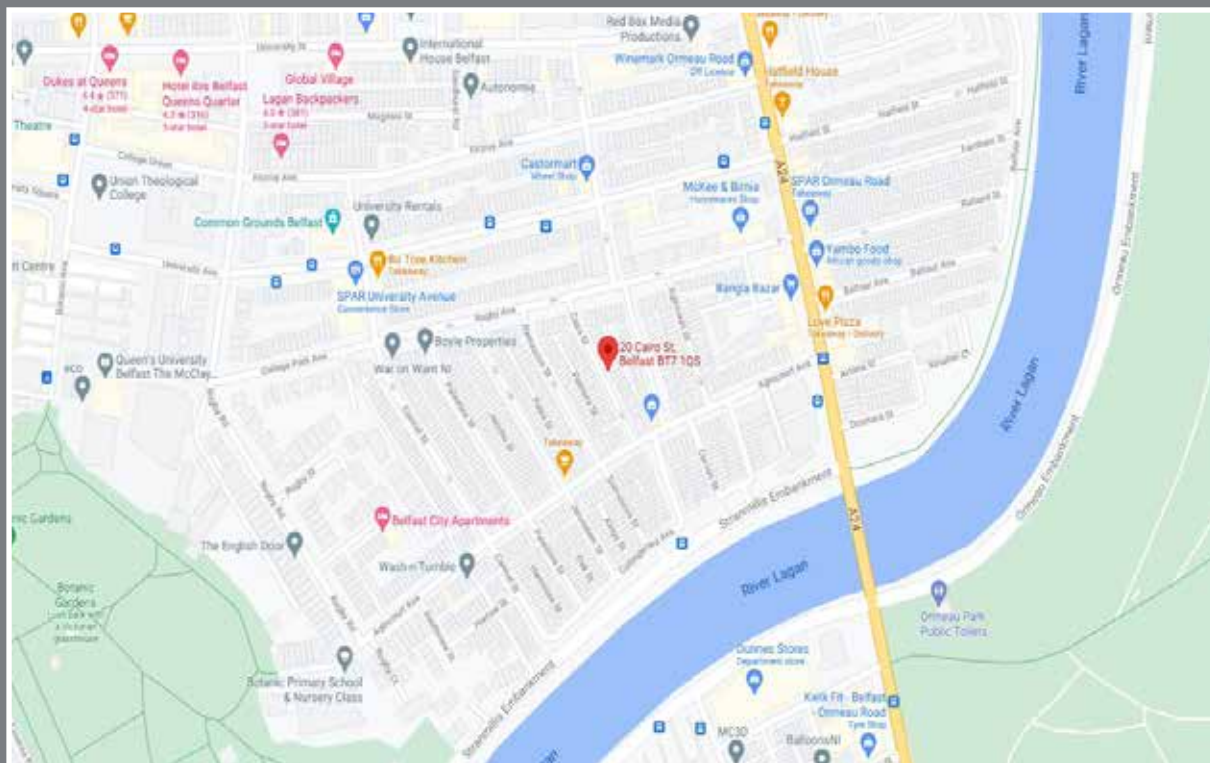
**MAIN BEDROOM:**  
**12' 8" x 9' 10" (3.87m x 3.00m)**

**BEDROOM (2):**  
**10' 2" x 7' 10" (3.11m x 2.38m)**

**BATHROOM:**  
Bath with tiled surround. Low flush WC. Pedestal wash hand basin.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

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REF: RL/D/21/SO



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

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