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22 Eblana Street

Belfast
BT7 1LD

Offers In Region Of £224,950

22 EBLANA STREET, BT7 1LD

- **Superbly Presented Renovated Mid Terrace Property**
- **Five Well Proportioned Bedrooms**
- **Open Plan Living/Dining Room**
- **Fitted Contemporary Kitchen**
- **Two Deluxe Shower Rooms And Separate WC**
- **Fully HMO Compliant**
- **Gas Fired Central Heating**
- **Double Glazed Throughout**
- **High Specification Of Finish Throughout**



This substantial mid-terrace property is located in the heart of the University Area just off Botanic Avenue and University Street. The property is within walking distance to Queens University, Belfast City Hospital and Belfast City Centre. It is also HMO compliant and has been recently modernised throughout to a very high specification.

The accommodation briefly comprises, on the ground floor of a bright and spacious living room open plan to dining area and a newly fitted contemporary kitchen. The first floor return has a newly fitted shower room and a separate wc. The first floor has two large bedrooms and three further double bedrooms occupy the second floor along with a further shower room.

This property is finished to high specification and has been refurbished throughout by the current owner.

This is a notoriously popular area for young professionals, students of Queens University Belfast and medical staff due to its central location. Early viewing is highly recommended.





PROPERTY COMPRISES

Hardwood entrance door with glazed top light. Leading to...

ENTRANCE HALL Stairs to first floor...

LOUNGE OPEN PLAN TO DINING AREA 25' 1" (into bay) x 10' 7" (7.65m x 3.23m) Wood strip flooring, under stair storage cupboard.

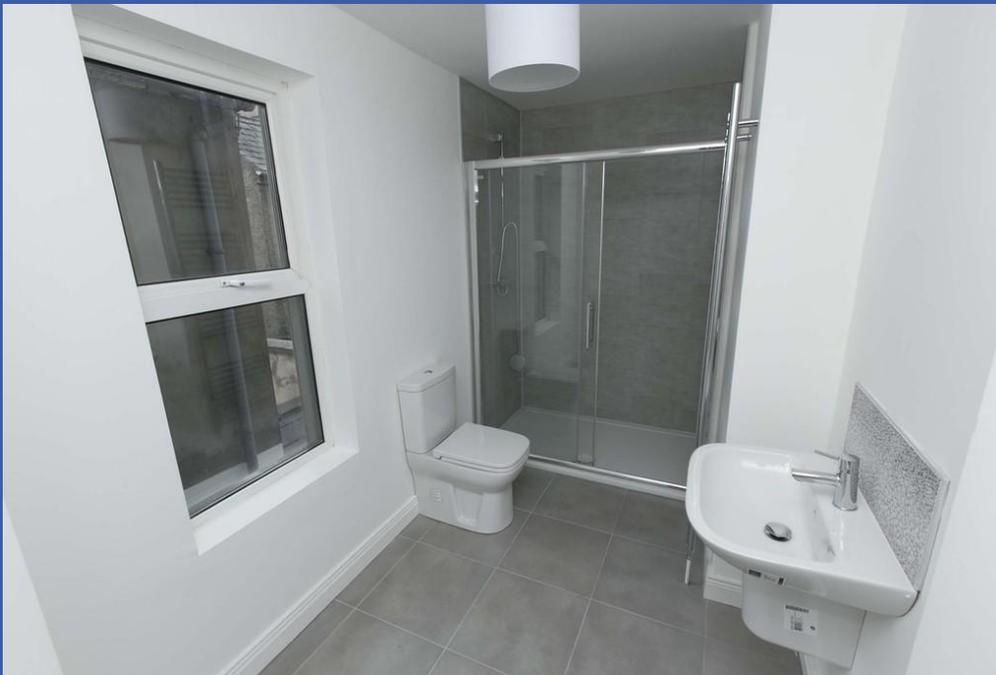
KITCHEN/BREAKFAST ROOM 15' 3" x 8' 8" (4.65m x 2.64m) Range of fitted high and low level units, bowl and a half drainer stainless steel sink unit with mixer tap, four ring hob and matching under oven, stainless steel extractor canopy, plumbed for washing machine and dishwasher, space for tumble dryer and fridge/freezer, tiled floor, tiled splashbacks, door to rear yard...

LANDING Hot press with pressurised hot water cylinder.

SHOWER ROOM Modern suite comprising low flush wc, wall mounted wash hand basin, double shower cubicle with thermostatic shower, tiled splashbacks, tiled floor, stainless steel towel rail.

SEPARATE WC White suite comprising low flush wc, wall mounted wash hand basin, tiled floor, tiled splashback.





BEDROOM 14' 0" x 11' 7" (4.27m x 3.53m)

BEDROOM 10' 4" x 8' 2" (3.15m x 2.49m)

LANDING

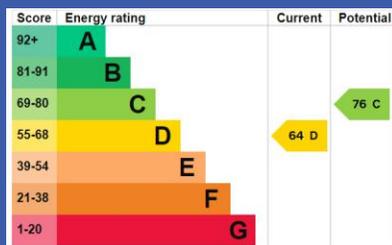
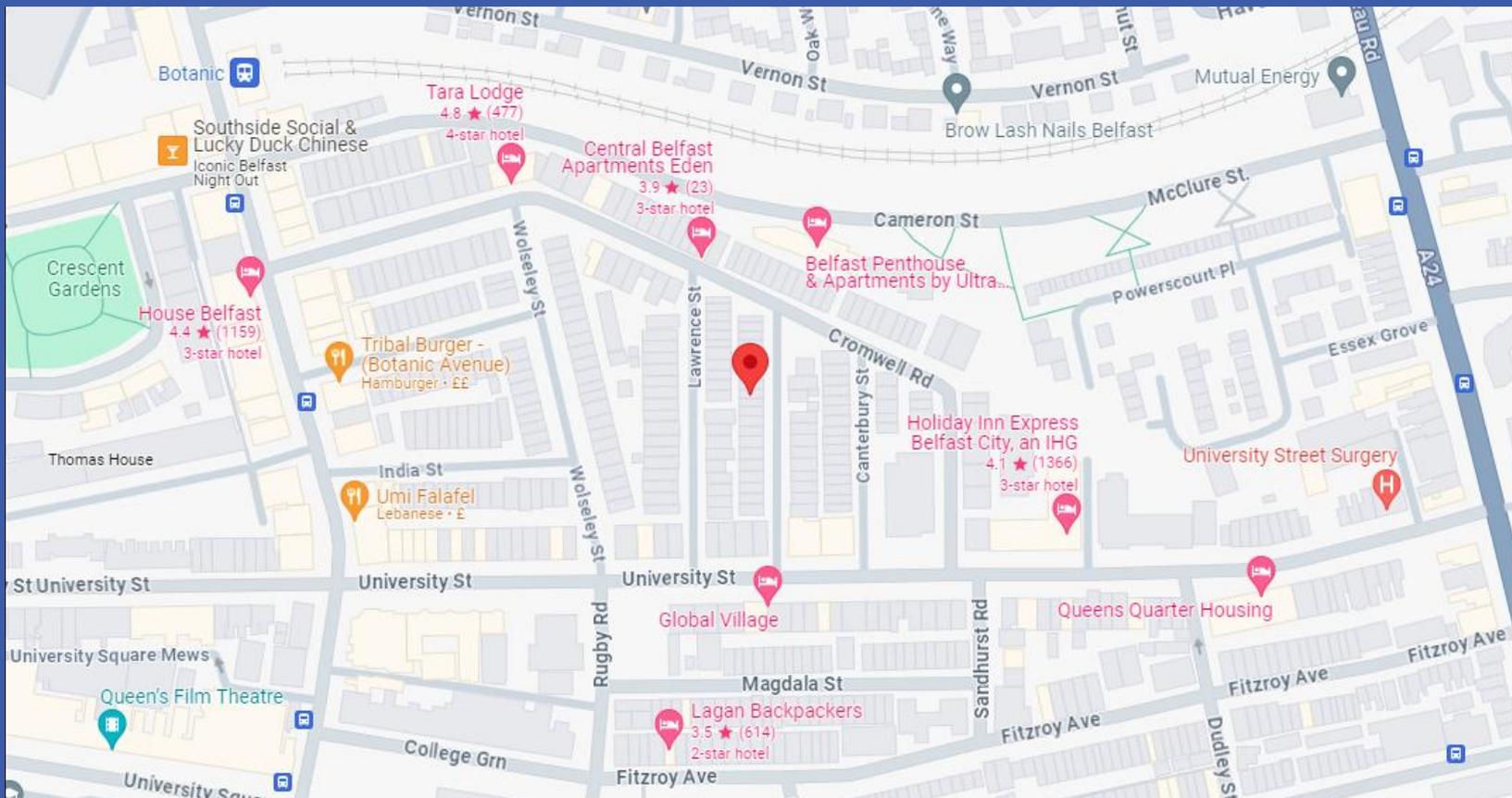
BEDROOM 15' 4" x 8' 7" (4.67m x 2.62m)

BEDROOM 14' 0" x 11' 7" (4.27m x 3.53m)

BEDROOM 10' 4" x 8' 3" (3.15m x 2.51m) Velux skylight.

SHOWER ROOM Enclosed shower cubicle with Aqualisa electric shower unit, corner wash hand basin, tiled floor, tiled splashback.

OUTSIDE Enclosed rear yard, outside tap, access to rear alleyway.



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