



## 116 University Avenue, Belfast, BT7 1GZ

**Price Guide £275,000**

We are pleased to offer for sale this well presented three storey terrace located on University Avenue in South Belfast. Within walking distance to Queens University and Belfast City Centre this is a prime opportunity to purchase a quality home suitable for both investment or indeed to live in. The accommodation comprises living room which is open plan to spacious kitchen / dining area, five bedrooms, two shower rooms and an additional W.C. Outside there is an enclosed rear yard. Oil fired central heating and PVC double glazing are both in place. With H.M.O in place along with the CLUDD a further benefit is the property has a tourism Self Catering Licence which allows eleven people to stay in the house. Rarely does a property so well maintained come up for sale in this area therefore viewing comes highly recommended.

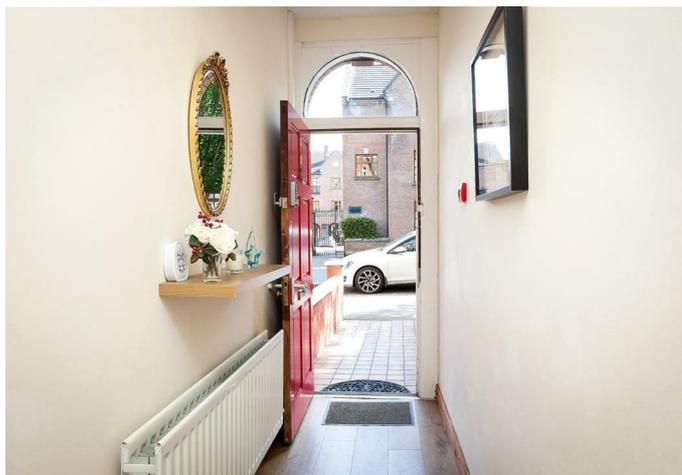
- Extremely Well Presented Terrace Property
- Two Shower Rooms & Additional W.C
- Oil Fired Central Heating
- Superb Investment Opportunity
- Tourism Self Catering Licence For 11 People
- Five Excellent Bedrooms
- Living Room Open Plan To Large Kitchen / Dining Area
- PVC Double Glazing
- HMO & CLUDD In Place
- Viewing Highly Recommended

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	67
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE**



Hardwood front door.

**LIVING ROOM**



Tiled floor.



**KITCHEN / DINING**



Range of high and low level units, plumbed for washing machine and tumble dryer, 1.5 stainless steel sink unit with drainer and mixer tap, tiled floor.



**ON THE FIRST FLOOR**

**BEDROOM ONE**



## BEDROOM TWO



## BEDROOM FOUR



## BEDROOM THREE



## BEDROOM FIVE



## SHOWER ROOM

Low flush W.C, pedestal wash hand basin, enclosed shower.

## W.C

Low flush W.C, pedestal wash hand basin.

## SHOWER ROOM



Low flush W.C, pedestal wash hand basin, enclosed shower.

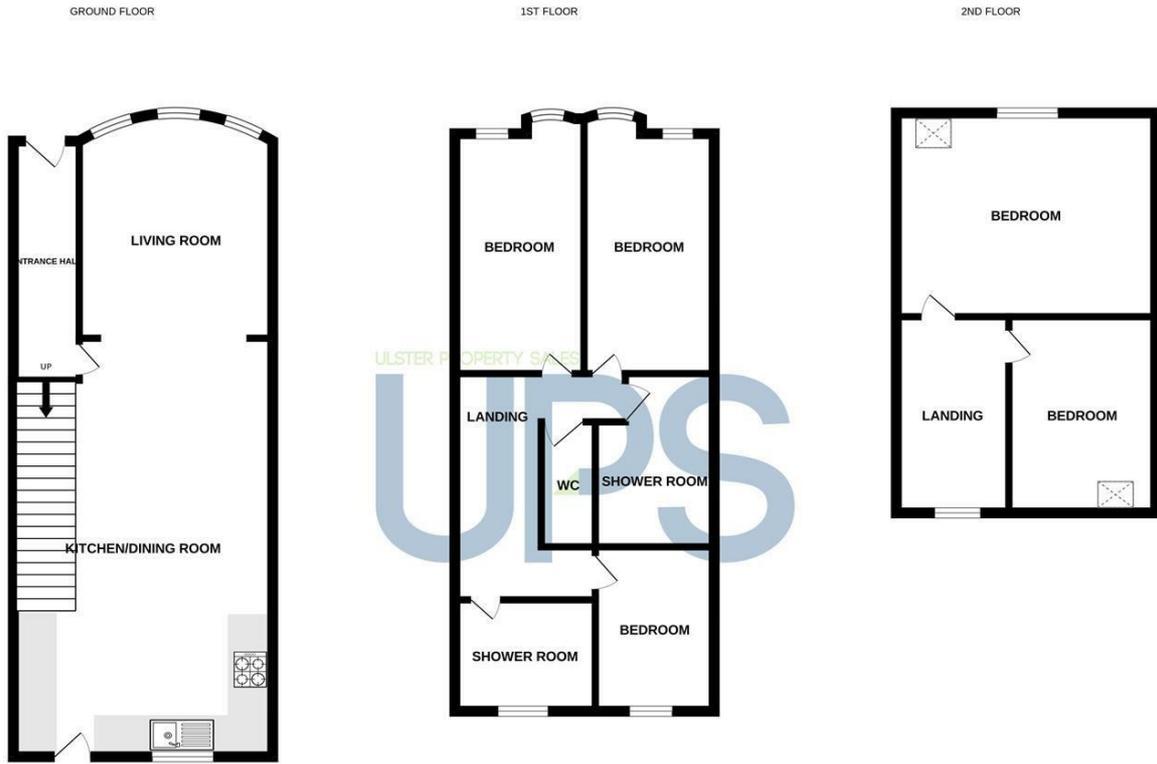
## ON THE SECOND FLOOR

## OUTSIDE



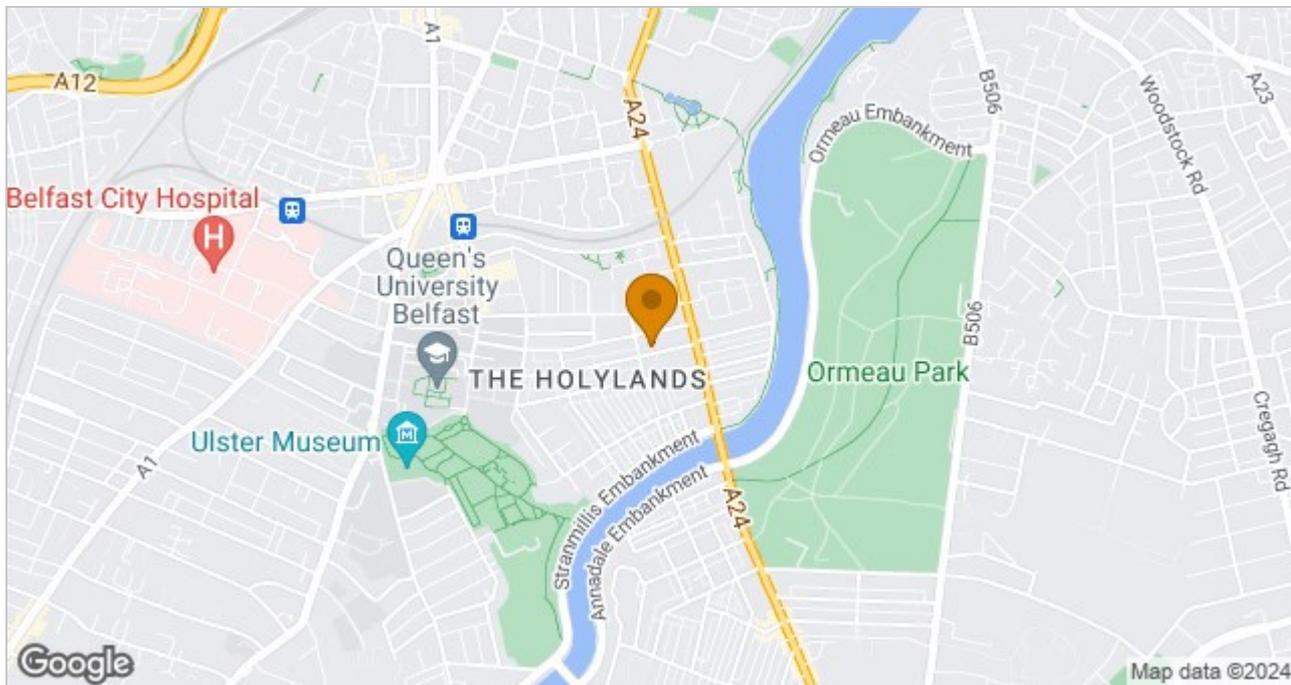
Enclosed rear yard.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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