



## 80 & 80A STRANMILLIS ROAD Belfast BT9 5AD

- Substantial Mixed Use Property Located On A Prominent Corner Site
- Ground Floor Retail Unit Currently Leased As A Coffee Shop
- Five Bedroom Apartment On The First & Second Floor
- Gas Fired Central Heating / PVC Double Glazing
- Ideal Investment Opportunity
- Located In The Heart Of Stranmillis, Walking Distance To Queens University & Botanic Gardens
- HMO approved
- CLUD application pending

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC

**Guide Price £495,000**

# 80 & 80a Stranmillis Road

, Belfast, BT9 5AD



## 80 STRANMILLIS ROAD

### ON THE GROUND FLOOR

#### RETAIL UNIT

44'3" x 16'0" (13.5 x 4.9)

#### KITCHEN

14'9" x 11'1" (4.5 x 3.4)

#### STORAGE

9'2" x 8'10" (2.8 x 2.7)

## 80A STRANMILLIS ROAD

Stairs to first floor.

### ON THE FIRST FLOOR

#### LIVING / KITCHEN

16'0" x 15'5" (4.9 x 4.7)

### BEDROOM ONE

11'1" x 7'10" (3.4 x 2.4)

### BEDROOM TWO

12'1" x 7'10" (3.7 x 2.4)

### BEDROOM THREE

12'5" x 7'10" (3.8 x 2.4)

### BATHROOM

### W.C

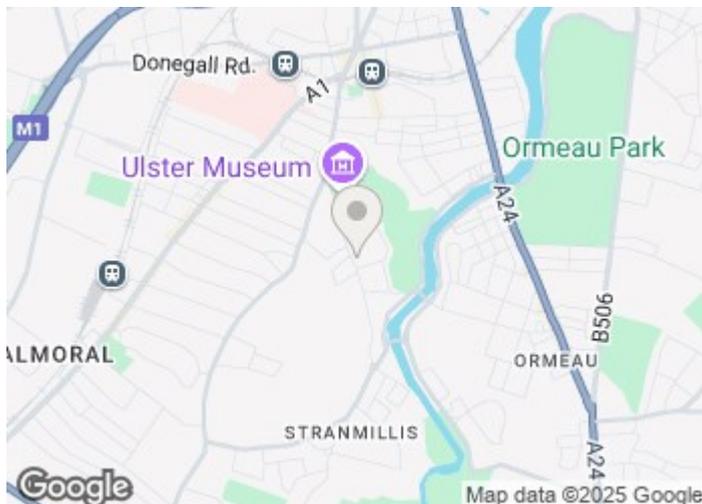
### ON THE SECOND FLOOR

### BEDROOM FOUR

11'5" x 11'1" (3.5 x 3.4)

### BEDROOM FIVE

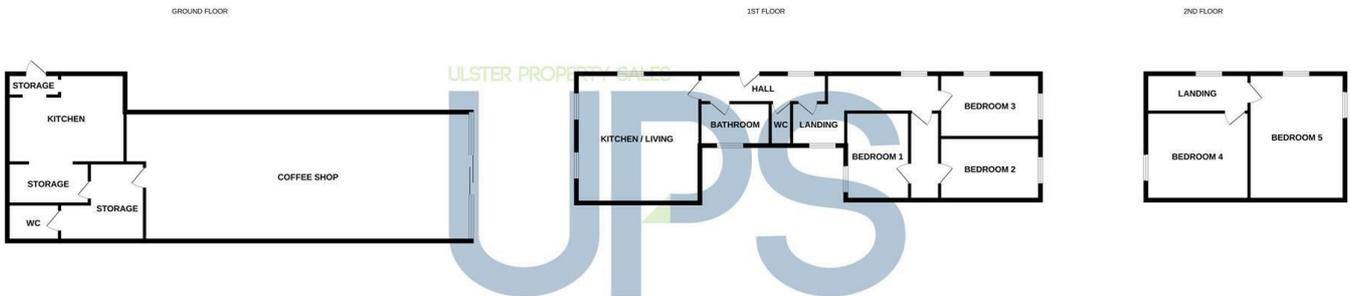
15'8" x 12'1" (4.8 x 3.7)



### Directions

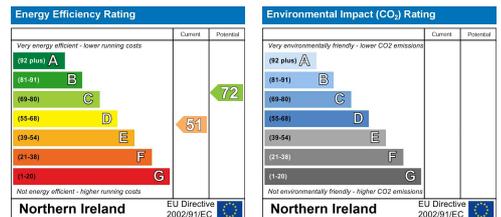


# Floor Plan



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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