



834 Crumlin Road , Belfast, BT14 8AE

Offers Over £99,950

An excellent opportunity to purchase a prime three storey corner property on a main arterial route into Belfast.

The ground floor shop unit previously operated as a confectionery/tobacconist/light grocery. The first and second floors hold a 2 bedroom apartment with own door access via side entry with gas central heating. This property has been improved and modernised in past years but will require improvements to maximise its obvious potential. The prime position and obvious potential combines to make this the perfect project ideally suited to the Cash builder, developer or investor wishing to embark on a rare mixed use project. With opportunities of this nature getting harder to come by Early viewing is strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	74
Northern Ireland		EU Directive 2002/91/EC

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, Belfast, BT14 8AE



- Prime 3 Storey Corner Property
- 2 Bedroom Apartment To 1st & 2nd Floors
- Upvc Double Glazed Windows
- Cash Offers Only
- Ground Floor Commercial Unit
- Own Door Access
- Main Arterial Route
- Electric Roller Shutter Door
- Gas Fired Central Heating
- Superb Opportunity

Ground Floor Shop Unit

26'0" x 14'7" at widest (7.95 x 4.47 at widest)
Ceramic tiled floor.

Rear Storage

Shelving.

Kitchen Area

Stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge/freezer space, partly tiled walls, ceramic tiled floor, pvc door to yard.

Furnished Cloakroom

Classic white suite comprising pedestal wash hand basin, low flush WC, partly tiled walls, ceramic tiled floor.

Apartment

Side access to Pvc entrance door.

First Floor

Landing. Concealed gas boiler.

Bathroom

Classic white bathroom suite comprising panelled bath, shower screen, telephone handset shower, pedestal wash hand basin, low flush WC, partly pvc panelled walls, Lvf flooring, panelled radiator.

Lounge

16'2" x 13'3" at widest (4.95 x 4.04 at widest)
Wood laminate floor, panelled radiator.

Living Room

16'2" x 13'3" at widest (4.95 x 4.04 at widest)
Wood laminate floor, panelled radiator.

Kitchen

13'3" x 13'3" at widest (4.06 x 4.04 at widest)
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, extractor fan.

Second Floor

Bedroom

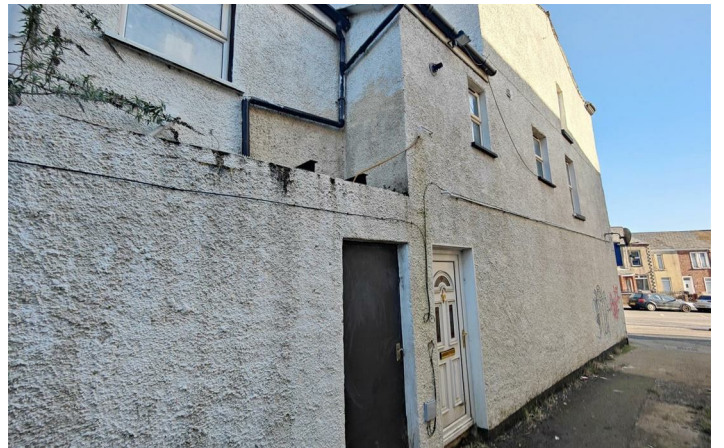
15'8" x 16'4" at widest (4.78 x 4.98 at widest)
Wood laminate floor, panelled radiator.

Bedroom

13'5" x 11'8" at widest (4.09 x 3.56 at widest)
Wood laminate floor, panelled radiator.



Directions



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

