



7 Dublin Street

Ravenhill Road, Belfast, BT6 8ES

Offers in the region of

£90,000



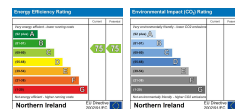
2



1



1



# 7 Dublin Street

Ravenhill Road, Belfast, BT6 8ES

Offers in the region of £90,000



**CASH OFFERS ONLY!! OPEN VIEWING -**  
Wednesday 11th June, 1pm - 1.30pm

A keenly priced townhouse in a highly popular residential location which offers significant investment potential.

Internally the dwelling comprises of an entrance hallway, reception, fitted kitchen with dining space, classic white bathroom suite and two bedrooms. Outside there are yards to the front and rear.

The property further benefits from gas fired central heating and uPVC double glazing.

Dublin Street is conveniently located just off the ever-popular Ravenhill Road and is close to many leading shops and amenities including Ormeau Park, The OZone Complex, Lanyon Place Train Station and a host of independent retailers. Belfast City Centre is also just a short walk away.

Contact Rea Estates now for further details or to arrange an appointment to view.

## Ground Floor

### Vestibule Entrance

Hardwood front door with smoked glass insets, wooden internal door with glass insets leading to:

### Hallway

Panelled radiator, stairs to first floor

### Living Room 10'7" x 9'7" (3.24m x 2.93m)

gas and electricity meters, double panelled radiator

### Kitchen 18'11" x 9'11" (5.77m x 3.03m)

Fitted kitchen, plumbed for a washing machine, double panelled radiator, under stair storage, access to rear yard

## Downstairs Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, panelled radiator

## First Floor

### Landing

Enclosed storage cupboard housing gas boiler, access to roof space

### Front Bedroom 9'3" x 13'5" (2.82m x 4.10m)

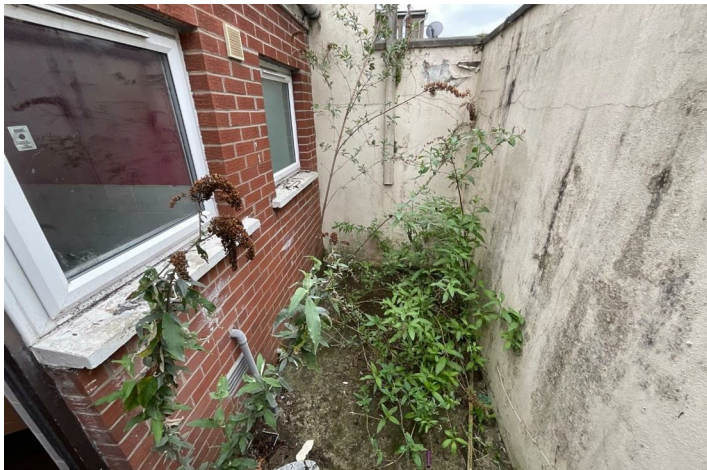
Panelled radiator

### Rear Bedroom 10'7" x 8'3" (3.25m x 2.53m)

Panelled radiator

## Outside

Enclosed rear yard with access to rear entry



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.