

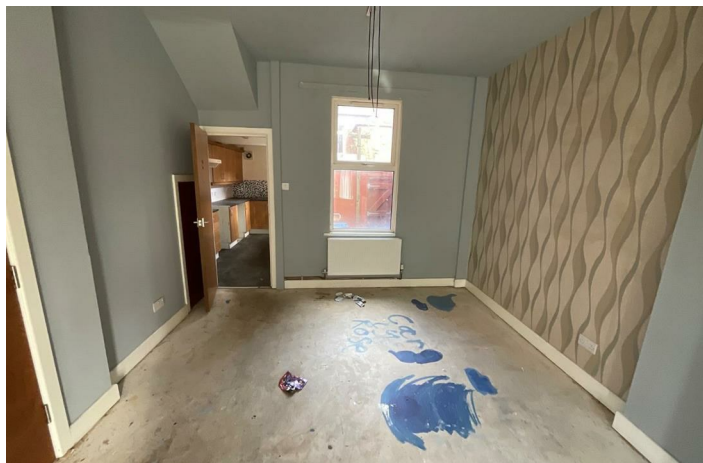
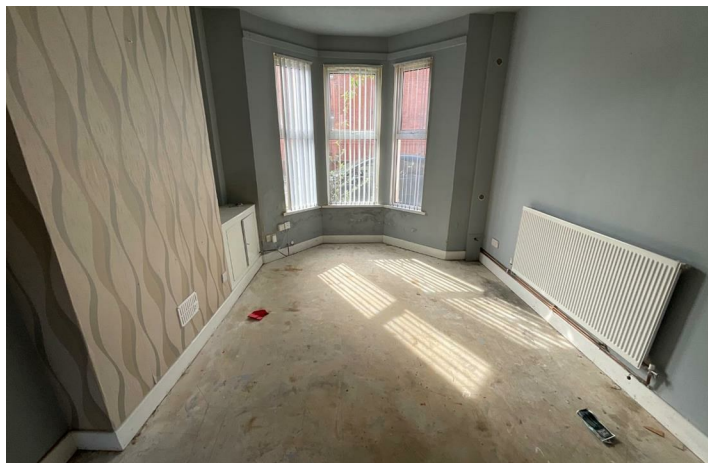
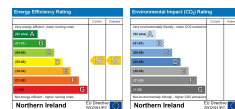


18 Florida Street

Ravenhill Road, Belfast, BT6 8EW

Offers in the region of

£125,000



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CASH OFFERS ONLY! OPEN VIEWING - MONDAY 30TH JUNE BETWEEN 1.45PM AND 2.15PM

A spacious three storey townhouse in a highly regarded residential location which is sure to appeal to investors, first-time buyers and growing families alike.

Internally the dwelling comprises entrance hallway, open plan reception with dining area, fitted kitchen, classic white bathroom suite and three double bedrooms. Outside there are enclosed yards to the front and rear.

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

Florida 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.

Entrance Hallway

Composite front door with smoked glass insets, panelled radiator, stairs leading to first floor

Living Room 23'6" x 11'7" (7.18m x 3.54m)

Into bay, dual aspect windows allowing for plenty of

natural light, enclosed electricity meters, under stair storage, double panelled radiator, single panelled radiator, ample dining space

Kitchen 13'4" x 5'10" (4.08m x 1.78m)

Fitted kitchen with high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer, cooker space with extractor hood, fridge freezer space, double panelled radiator, plumbed for washing machine, access to rear yard

First Floor

Landing

Spacious enclosed storage room, wall mounted gas boiler, enclosed storage cupboard

Bathroom

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

Front Bedroom 9'11" x 14'5" (3.04m x 4.41m)

Double panelled radiator

Second Floor

Second Bedroom 10'0" x 13'4" (3.06m x 4.08m)

Eaves storage, panelled radiator

Third Bedroom 10'5" x 9'3" (3.19m x 2.82m)

Velux window, panelled radiator

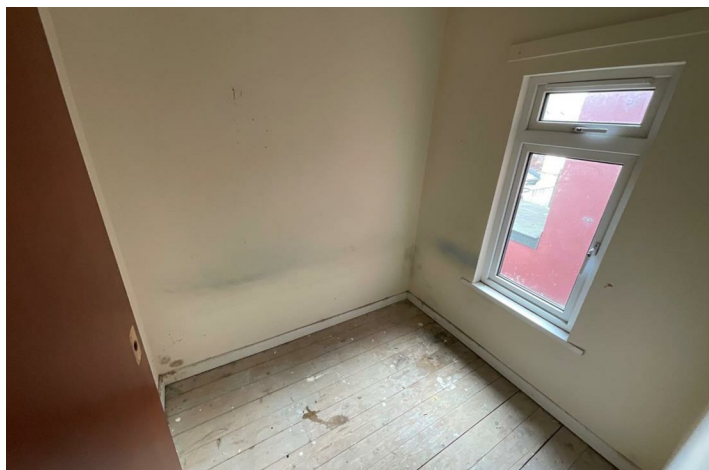
Outside

Front

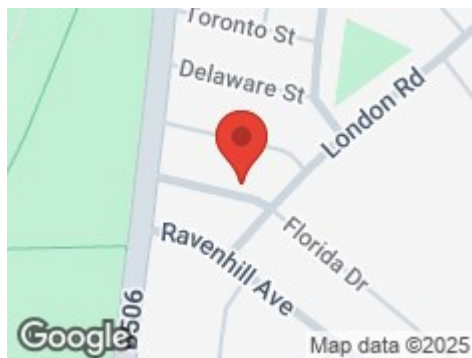
Metal privacy fencing and entrance gate, paved courtyard

Rear

Enclosed 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.