



HMK Property

8 Grand Parade

Belfast

Tel: 02890397712

Web: www.hmkpropertytv.com



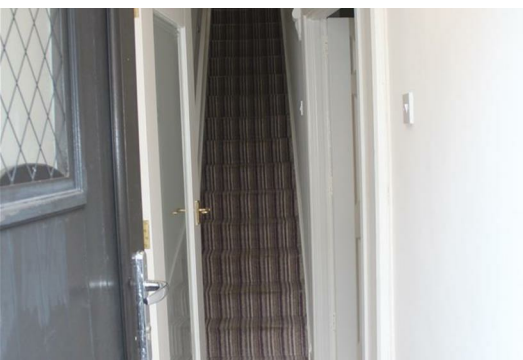
50 Raby Street

, Belfast, BT7 2GY

Offers in the region of £159,950



HMK Property is delighted to introduce No.50 Raby Street to the sales market. This exceptional mid-terrace property in a prime location off the Ormeau Road giving convenient access to facilities in the immediate area and also to the City Centre. Inside the property there is spacious ground floor accommodation comprising of an open plan living/dining room with large storage cupboard and wood-burning stove, a spacious kitchen with built in appliances to include electric hob and oven under. On the first floor there are two well-proportioned bedrooms and a spacious bathroom with bath and shower over, and a large storage cupboard housing a new gas combi boiler (2025). Given the location and finish, we expect this property will be in high demand, particularly for young professionals looking for an easy commute in and out of the city and investors with strong demand in the area for quality rentals. To arrange a viewing contact HMK Property on 02890397712.



GROUND FLOOR
Leading to...

ENTRANCE 20'6" x 9'6" (6.25m x 2.90m)
Upvc glass panelled door with fan eye-lit glass to entrance porch, with tiled flooring. Glass panelled inner door to hallway.

LIVING/DINING ROOM
A large bright living-dining room with a wood burning stove, laminate flooring and dual aspect double glazed windows, and a storage cupboard.

KITCHEN 13'5" x 7'4" (4.09m x 2.24m)
A modern kitchen with ample storage space, integrated electric hob, and oven with a PVC double-glazed door leading to a small maintained courtyard.

FIRST FLOOR
Carpeted landing leading to...

BATHROOM
White bathroom suite comprising panelled bath, with mixer taps, shower unit above, pedestal wash hand basin, low flush w.c fully tiled walls tiled flooring. Heated towel rail.

MASTER BEDROOM 12'11" x 10'7" (3.96m x 3.23m)
A large bedroom, with laminate flooring, pvc double glazed windows

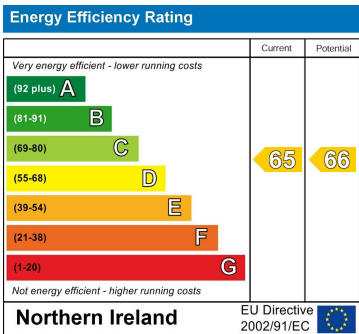
BEDROOM TWO 9'8" x 7'8" (2.97m x 2.36m)
An excellent double bedroom with laminate flooring and large pvc double glazed window,

OUTSIDE
There is a small enclosed courtyard to the rear of the property, to the front of the property there is a ample on street parking and walking distance to the Ormeau Road.

Area Map



Energy Efficiency Graph



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.