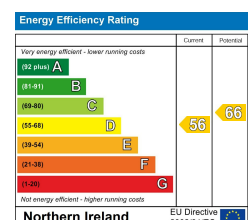


**58 Pretoria Street, Belfast, BT9 5AQ****Price Guide £375,000**

Located moments from Stranmillis Village in South Belfast, this fully refurbished red brick period end-terrace property is finished to the highest standard throughout. Beautifully styled, the property is ready to move into and benefits from recently constructed rear double storey return and attic room extension. Full HMO license together with certificate of lawful development ( CLUD ). With a contemporary feel throughout, the accommodation comprises four good sized bedrooms, comfortable living room, modern kitchen with dining space, two shower suites and separate w.c. Gas fired central heating and PVC double glazing are both in place. Outside there is a paved front with enclosed yard to rear. Within walking distance to many shops, restaurants & other amenities such as the Lyric Theatre, Queens University & Botanic Gardens, this fine home will appeal to a wide range of buyers. Rarely does a property of such quality come to market therefore viewing is highly recommended.

- Beautiful Mid-Terrace Home In The Heart of South Belfast
- Modern Fitted Kitchen With Dining Space
- Luxury Shower Suite & Separate W.C
- Within Walking Distance To Queens University, Stranmillis Village & The Lyric Theatre
- Gas Central Heating / Double Glazed Windows
- Four Bedrooms
- Comfortable Lounge
- HMO Approved
- An Ideal Home For The First Time Buyer, Those With A Young Family Or Parents Looking To Buy For Children Attending College





**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Composite front door with tile flooring.

**RECEPTION HALL**

**BEDROOM ONE 11'5" x 9'2" (3.5 x 2.8)**



Laminate flooring.

**LIVING ROOM 10'9" x 9'10" (3.3 x 3.0)**



Wood effect tiled flooring.

**KITCHEN 14'5" x 7'2" (4.4 x 2.2)**



Contemporary range of high and low level units, integrated appliances to include, fridge / freezer, 4 ring electric hob with built in oven, extractor fan, breakfast bar, stainless steel sink unit with mixer tap. Plumbed for washing machine, part tiled walls and tiled flooring.



**ON THE FIRST FLOOR**

**BEDROOM TWO 12'1" x 9'6" (3.7 x 2.9)**



Laminate flooring.

### **BEDROOM THREE 10'9" x 7'6" (3.3 x 2.3)**



Laminate flooring.

### **SHOWER ROOM 7'6" x 7'2" (2.3 x 2.2)**



White suite comprising, thermostatic shower, low flush W.C, pedestal sink unit with mixer tap, part tiled walls and tiled floor.

### **SHOWER ROOM**



Comprising thermostatic shower, low flush W.C, pedestal sink unit with built in vanity unit, part tiled walls and tiled floor.

### **W.C**

Low flush w.c, basin, extractor fan, part tiled walls and tiled flooring.

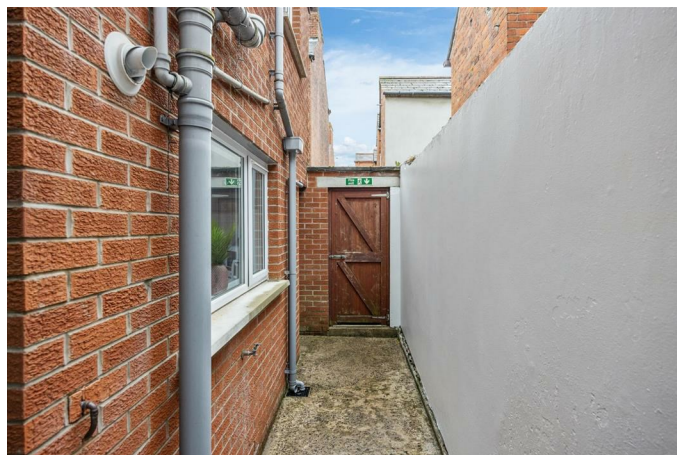
### **ON THE SECOND FLOOR**

### **BEDROOM FOUR 14'1" x 9'10" (4.3 x 3.0)**



Laminate flooring with feature wall and concealed lighting.

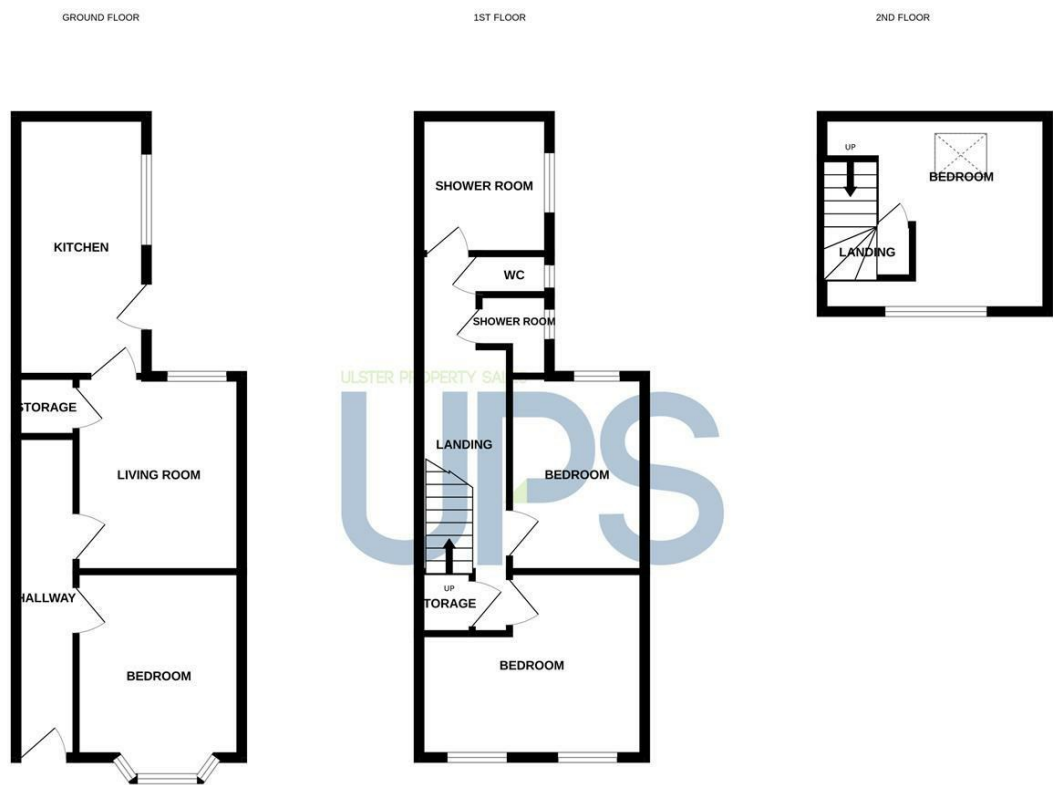
### **OUTSIDE**



Paved front with enclosed yard with outside tap to rear.

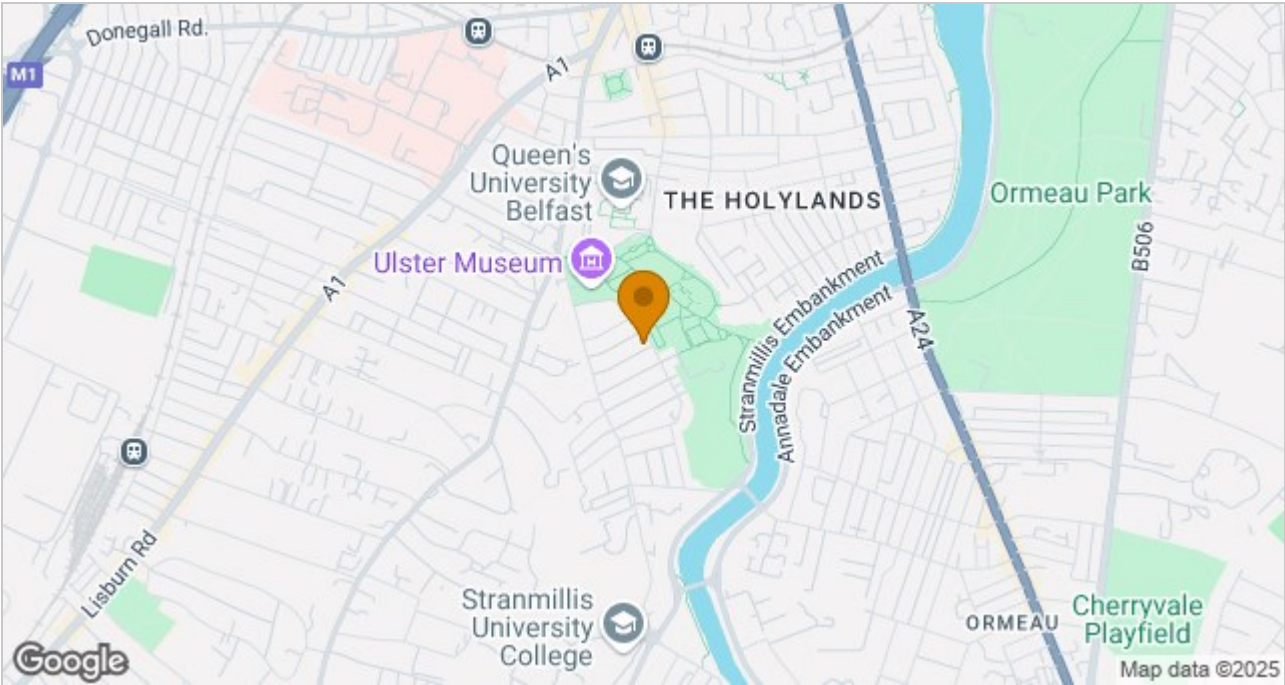


Floor Plan



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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Area Map



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.

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