



52 Moonstone Street, BT9 7HL

Price Guide £175,000

We are pleased to offer for sale this end terrace property conveniently located off the Lisburn Road in South Belfast. The accommodation comprises living room, kitchen, two good sized bedrooms & first floor bathroom. Gas fired central heating & PVC double glazing are both in place. Outside there is an enclosed rear yard. Within walking distance to the shops, cafes & restaurants along the Lisburn Road along with excellent public transport links and Belfast City Centre this home is an ideal opportunity for a range of purchasers including the first time buyer, investor or parents looking to buy a home for children attending university or college in Belfast.

- Well Presented End Terrace
- Spacious Living Room
- First Floor Bathroom Suite
- Two Good Sized Bedrooms
- Modern Kitchen
- Gas Fired Central Heating / PVC Double Glazing
- Ideal First Time Buy
- Walking Distance To Shops, Cafes & Restaurants Of Lisburn Road

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Hardwood front door.

LIVING ROOM 19'8" x 10'9" (6.0 x 3.3)



Laminate wood floor. Storage under stairs. Shelving & built in storage.



KITCHEN 14'9" x 5'10" (4.5 x 1.8)



High and low level units, plumbed for washing machine, integrated oven, hob & extractor, stainless steel sink unit. Part tiled walls.

ON THE FIRST FLOOR

BEDROOM ONE 14'9" x 9'10" at widest points (4.5 x 3.0 at widest points)



BEDROOM TWO 9'6" x 7'6" (2.9 x 2.3)



BATHROOM



Panel bath with shower over, pedestal wash hand basin, low flush W.C.

OUTSIDE

Enclosed yard.

Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropex ©2025

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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark