



## 28 Rathgar Street, Belfast, BT9 7GD

**Price Guide £300,000**

Rathgar Street, which links the quaint cottages of Great Northern Street to the vibrant and bustling Lisburn Road, is one of the most attractive Edwardian terraces in the city, with its simple Queen Anne style doorways and Art Nouveau leaded lights. Number 28, beautifully presented throughout, finds itself towards the end of this unique row of period homes, which are listed Grade B1. Architectural features associated with this property include Arts & Crafts front windows with their pretty stained glass panels. The area itself is one of Belfast's most prestigious and sought after residential locations. While the street enjoys a relatively calm and tranquil city setting, some of the city's leading cafés, shops, boutiques, restaurants and bars are right on the doorstep. Public transport links are excellent with Adelaide train station just 3 minutes walk, and numerous bus stops available just metres away on the Lisburn Road. The area enjoys close proximity to a range of schools while the beautiful Drumglass Park is just around the corner and incorporates a children's play area, picnic facilities and is excellent for dog walking.

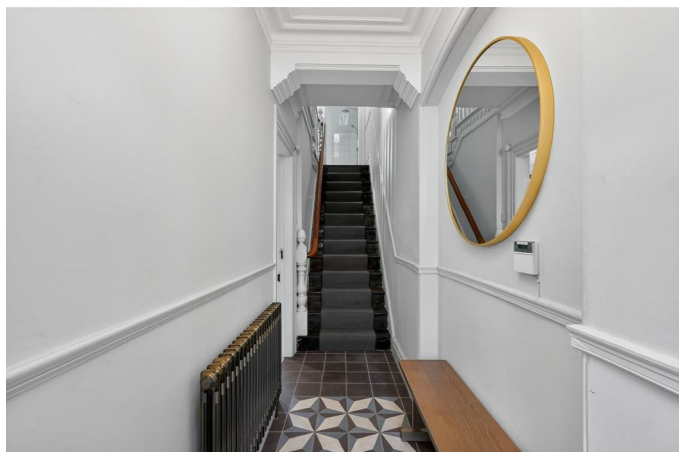
- A Most Attractive Edwardian Terrace Home
- Beautifully Presented With Bright & Spacious Living Accommodation
- Walking Distance To The Many Shops, Restaurants & Cafes Of Lisburn Road
- Original Windows To Front / Double Glazed Windows To Rear
- Integrated Alarm System
- Stunning Original Features Throughout
- Four Excellent Bedrooms
- Gas Fired Central Heating
- Enclosed Rear Yard With Storage
- Lounge Open Plan To Dining

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	61
(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  
RECEPTION HALL**



Hardwood front door with stain glass panelling. Tiled flooring.

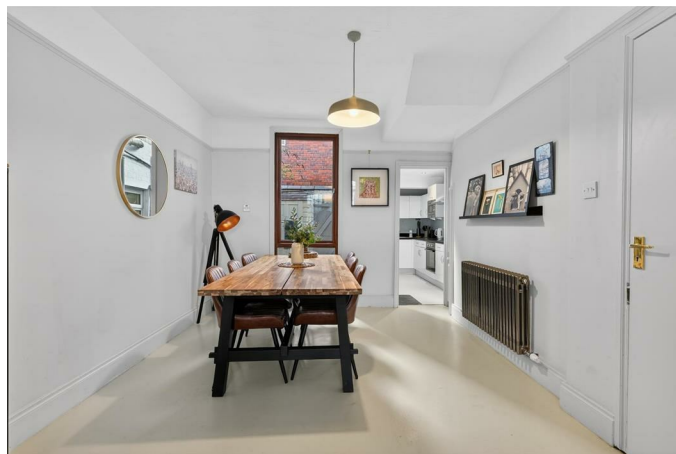
**LOUNGE 11'6" x 10'0" (3.51 x 3.05)**



Picture rail, cornice ceiling, feature cast iron fireplace with tiled hearth. Original solid wood floor.



**DINING ROOM 12'2" x 10'11" (3.73 x 3.35)**



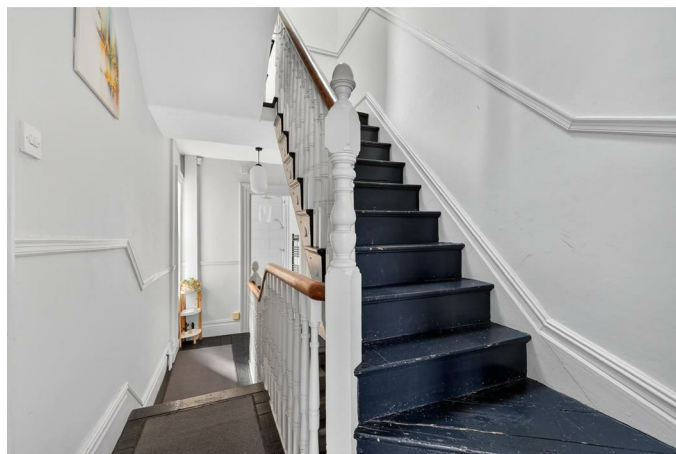
Hardwood feature window. Storage under stairs.

**KITCHEN 12'4" x 6'2" (3.76 x 1.88)**



Excellent range of high and low level units, stainless steel sink unit with drainer and mixer tap, integrated oven, 4 ring hob, stainless steel extractor fan & splashback, integrated microwave, plumbed for washing machine, recessed spotlighting.

**ON THE FIRST FLOOR**

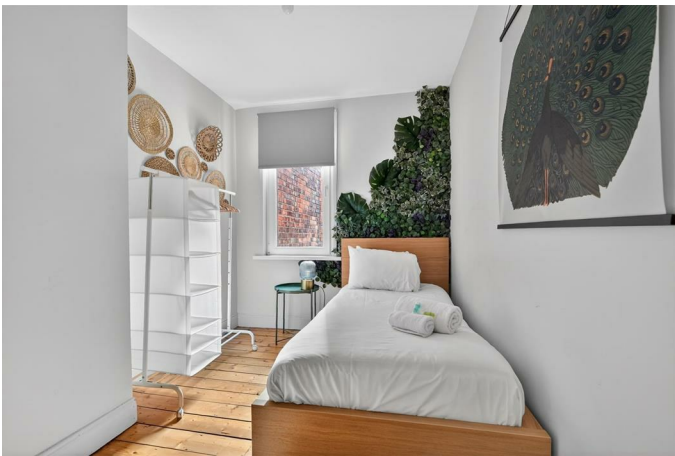


**BEDROOM ONE 14'0" x 11'6" (4.29 x 3.51)**



Original solid wood floor. Picture rail.

**BEDROOM TWO 12'4" x 7'6" (3.76 x 2.31)**



Original solid wood floor.

**BATHROOM**



White suite comprising panel bath with rainfall shower over, low flush W.C, wash hand basin, wall mounted radiator, part tiled walls, tiled floor.

**ON THE SECOND FLOOR**

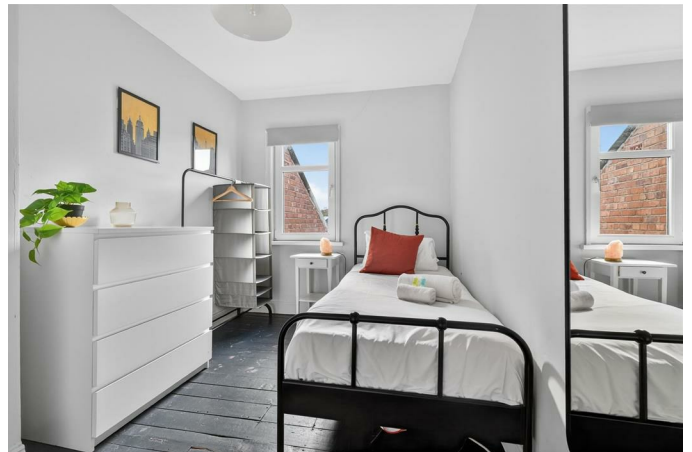


**BEDROOM THREE 14'0" x 11'5" (4.27 x 3.48)**



Exposed brick. Original solid wood floor.

**BEDROOM FOUR 12'0" x 7'6" (3.68 x 2.31)**



## SHOWER ROOM



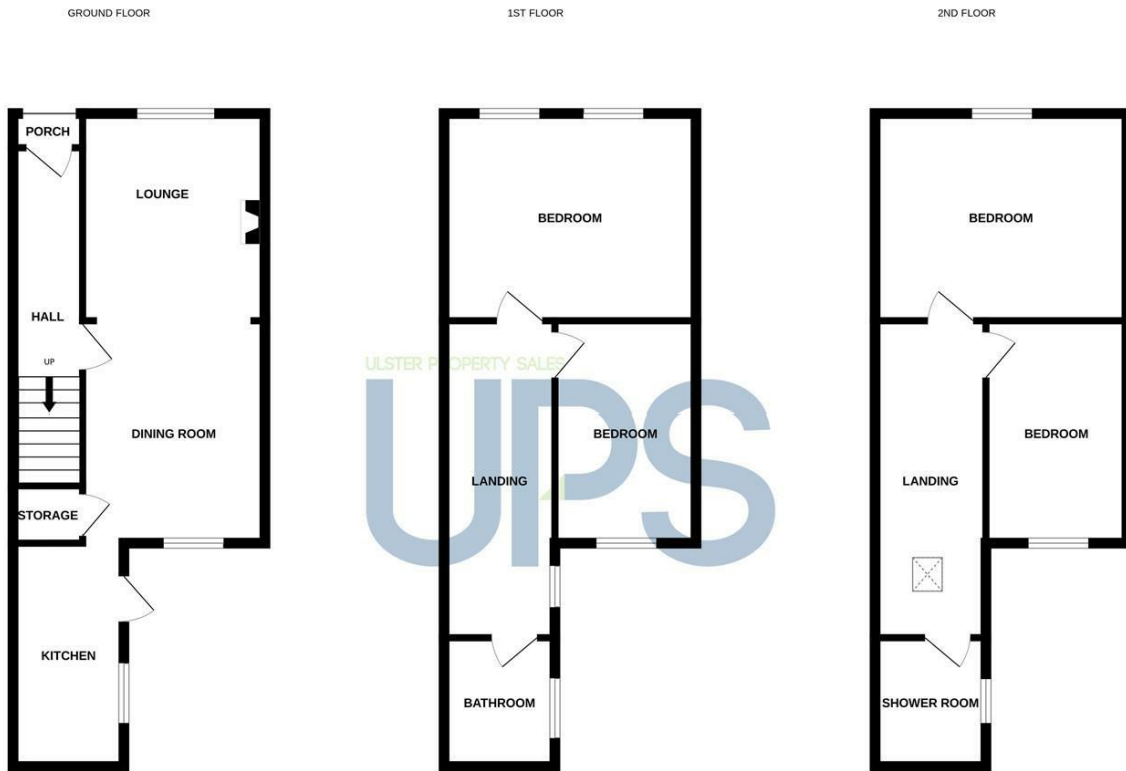
Enclosed shower, low flush W.C, wash hand basin.

## OUTSIDE



Enclosed rear yard with storage.

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

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