



29 Elaine Street, Belfast, BT9 5AR

Price Guide £275,000

Located in the heart of the ever popular Stranmillis area, this well presented four bedroom HMO property offers an excellent investment opportunity within one of Belfast's most sought after rental locations. Situated just off Stranmillis road the property benefits from close proximity to Queens University, Botanic Gardens, shops and transport links. The property is fully HMO compliant and comprises, four good sized bedrooms, two receptions, modern kitchen, and two separate shower suites. Further benefits include Gas central heating and PVC Double glazed windows. Early viewing is highly recommended.

- Fully Licensed 4 Bedroom Hmo Property
- Two Reception Rooms
- Two Shower Suites
- Currently Tenanted With Established Rental Income
- Close To Queens University And Local Amenities
- Prime Stranmillis Location
- Modern Fitted Kitchen
- Gas Central Heating / Pvc Double Glazed Windows
- Strong Investment Potential With High Tenant Demand

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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
ENTRANCE HALL**



Tiled flooring.

LOUNGE 13'9" x 10'2" (4.2 x 3.1)



DINING ROOM 11'1" x 10'5" (3.4 x 3.2)



Under stairs storage.

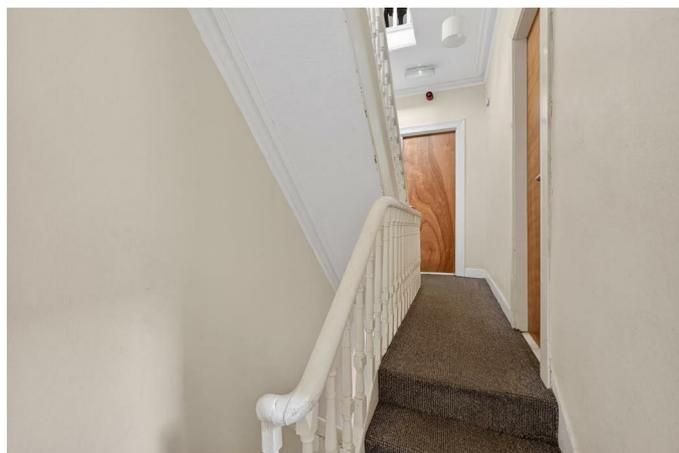
KITCHEN 10'5" x 8'2" (3.2 x 2.5)



Modern range of high and low level units, plumbed for washing machine, stainless steel sink unit with mixer tap and part tiled walls.

ON THE FIRST FLOOR

LANDING



Built in storage with gas boiler.

BEDROOM ONE 13'9" x 11'5" (4.2 x 3.5)



BEDROOM TWO 11'1" x 8'2" (3.4 x 2.5)



BEDROOM FOUR 11'5" x 8'6" (3.5 x 2.6)



SHOWER SUITE ONE



White suite comprising low flush w.c, pedestal wash hand basin, thermostatic shower and part tiled walls.

SHOWER SUITE TWO

White suite comprising low flush w.c, pedestal wash hand basin, thermostatic shower and part tiled walls.

ON THE SECOND FLOOR

BEDROOM THREE 13'9" x 11'5" (4.2 x 3.5)

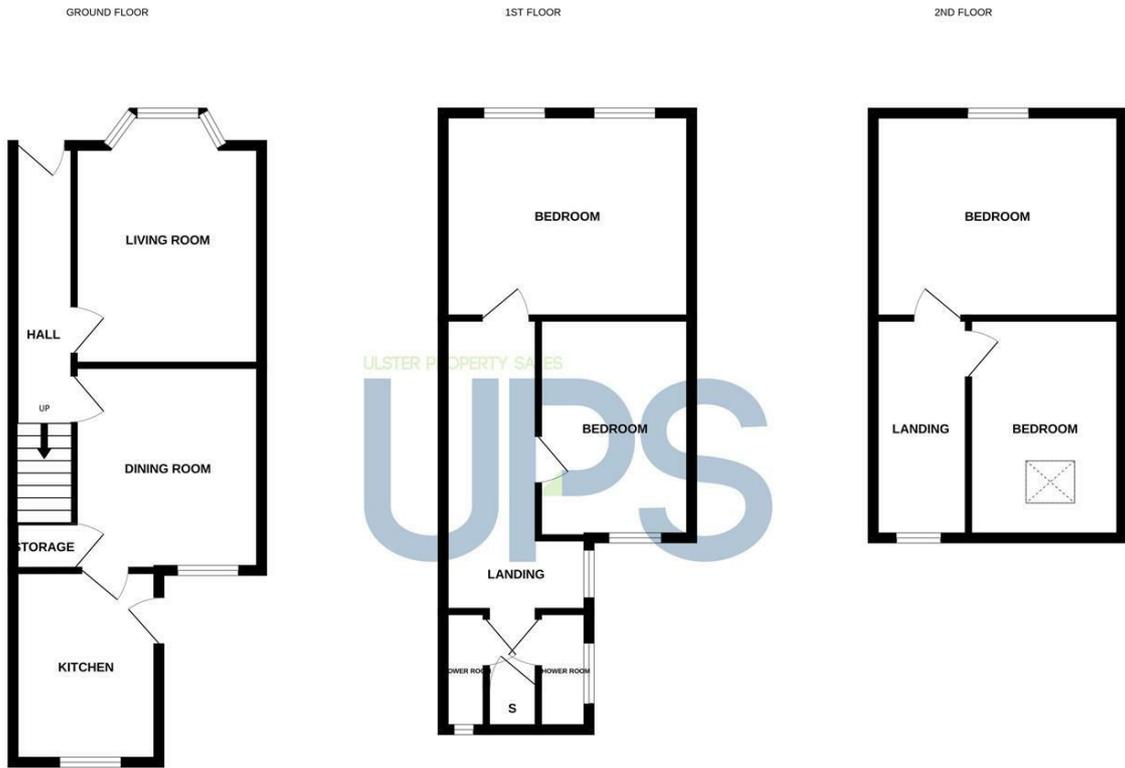


OUTSIDE



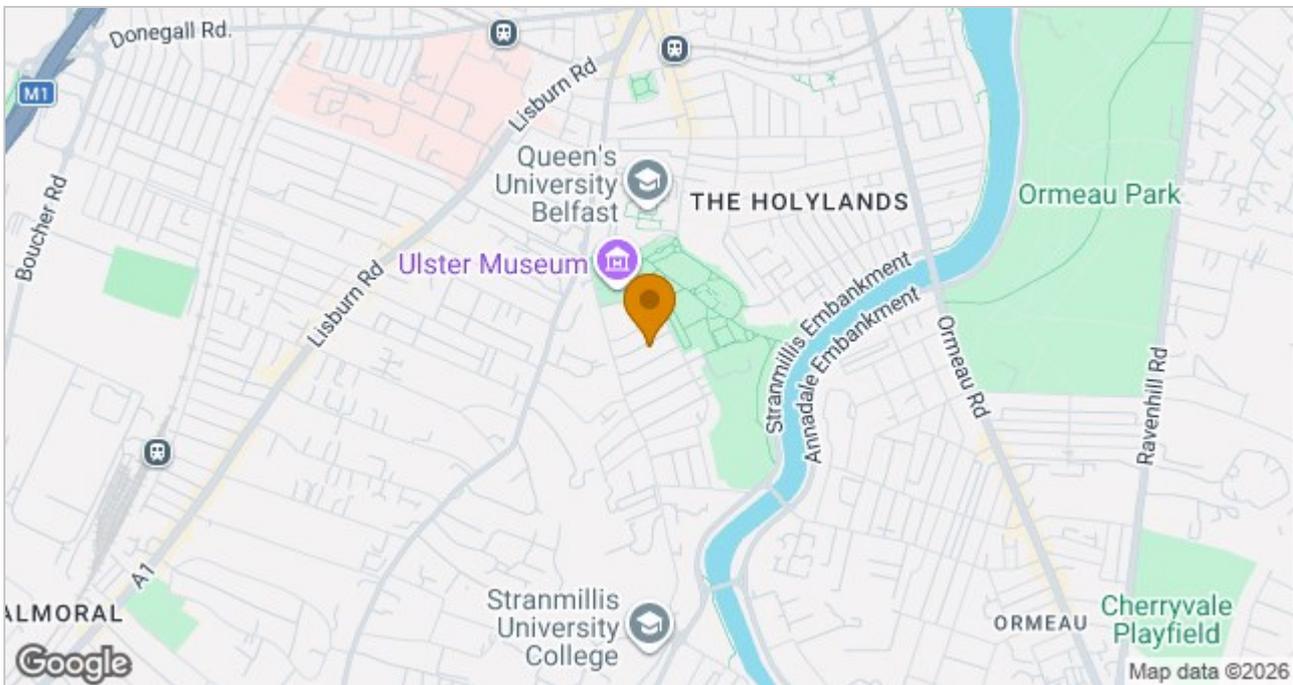
Enclosed yard to rear.

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



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