

**36 CARMEL STREET,
HOLYLANDS,
BELFAST,
BT7 1QE**



- **HMO Licensed & CLUD – Currently holds a valid HMO licence with Certificate of Lawful Use/Development in place, providing immediate income potential.**
- **Investment Let Until Summer 2026 – Let to students returning September annually, generating reliable rental income**
- **Mid Terrace , Extended with Open-Plan Living Accommodation**
- **Three Bedrooms with Laminate Flooring**
- **Modern Fully Fitted Kitchen Area**
- **Shower Room**
- **Gas Central Heating**
- **Popular Location, Excellent Investment**

Offers Around: £152,500

A well located mid terrace three bedroom, HMO positioned in the highly popular Holylands/ University Quarter of South Belfast.

Ideal for investors and landlords seeking strong rental demand close to Queens University Belfast and Belfast City Centre.

With An HMO license, currently rented until August 2026 at £400 a room.

Viewing recommended.

Ground Floor

HALLWAY:

KITCHEN WITH BREAKFAST/DINING/LIVING AREA :

22' 0" x 9' 0" (6.71m x 2.74m)

In the kitchen area : range of high and low level units, built in oven and hob with cooker hood. Boiler , single drainer stainless steel sink unit and plumbed for washing machine. Tiled floor.

BEDROOM (1): 10' 0" x 8' 0" (3.05m x 2.44m)

Laminate flooring.

First Floor

LANDING:

Access to roof-space and store off the landing.

BEDROOM (2): 10' 0" x 7' 0" (3.05m x 2.13m)

Laminate flooring.

BEDROOM (3): 12' 0" x 6' 0" (3.66m x 1.83m)

Laminate flooring.

SHOWER ROOM:

Comprising shower room, Triton Shower with panelled walls, low flush W/C and wash hand basin.

OUTSIDE:

Enclosed yard and small area to the front.

LOCATION:

Off Rugby Avenue, behind Q.U.B.

OTHER INFO:

Rates: £1199/ per annum

