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**4 CAIRO STREET  
HOLYLANDS  
BELFAST  
BT7 1QS**



- **Mid-Terraced Victorian Property in the Holylands**
- **Two Double Bedrooms**
- **Ground Floor Shower Room**
- **Double Glazed Windows and Gas Fired Central Heating**
- **Chain Free**

**Offers Around: £119,950**

Situated in the popular "Holylands" area of Belfast, this mid-terraced property features two double bedrooms, a spacious lounge, and a dining area, complete with gas central heating. Accommodation is bright and spacious throughout and is offered to the sales market, chain free.

Conveniently located in the heart of the University district, within walking distance of Queen's University Belfast and the Ormeau Road which offers a wide of amenities.

This property is ideal for investors, located in a high-demand rental area, perfect for those looking to maximise their rental income.

## GROUND FLOOR

### ENTRANCE HALL:

Laminate flooring.

### LOUNGE: 12' 0" x 9' 01" (3.66m x 2.77m)

Laminate flooring, good natural lighting.

### KITCHEN: 9' 01" x 8' 07" (2.77m x 2.62m)

Range of high and low level units, laminate work-surfaces, stainless steel sink and drainer, plumbed for washing machine.

### SHOWER ROOM:

Three piece suite with W/C, wash hand basin and tiled shower and flooring. Heated towel rail.



## FIRST FLOOR

### LANDING:

Carpeted.

### BEDROOM (1): 13' 0" x 9' 09" (3.96m x 2.97m)

Carpeted flooring, good natural lighting.

### BEDROOM (2): 10' 03" x 7' 04" (3.12m x 2.24m)

Carpeted flooring, good natural lighting.



### OUTSIDE:

Secure concrete yard to rear.

### LOCATION:

Turn off Rugby Avenue on to Cairo Street and the house is on your left.



**OTHER INFO: Rates: £1044 Apr 21 to end March 22**