

**42 STRANMILLIS GARDENS  
STRANMILLIS  
BELFAST  
BT9 5AT**



- **Spacious Mid Terrace**
- **Three Double Bedrooms**
- **Modern Fitted Kitchen With Breakfast Bar**
- **Separate Reception Room**
- **White Shower Room Suite**
- **Oil Fired Central Heating**
- **Double Glazed Windows Throughout**

**Offers Over: £205,000**

A handsome three bedroom mid-terraced house in the heart of Stranmillis Village. With HMO licensing for three occupants, currently let until August 2027 at £14,400 per annum.

The property benefits from three double bedrooms, kitchen, lounge and shower room. This property would be ideal for students or young professional alike.

Viewing is essential to fully appreciate.

## Ground Floor

### ENTRANCE HALL:

Accessed via wooden front door, tiled flooring.

### LOUNGE: 12' 05" x 10' 08" (3.78m x 3.25m)

Bay window with laminate flooring and good natural lighting.

### BEDROOM (1): 12' 07" x 11' 03" (3.84m x 3.43m)

Laminate flooring.

### KITCHEN: 16' 01" x 7' 10" (4.9m x 2.39m)

Range of high and low level units, laminate work-surfaces, stainless steel sink and drainer, free-standing oven and fridge. Access to rear yard.

## First Floor

### BEDROOM (2): 12' 02" x 11' 04" (3.71m x 3.45m)

Laminate flooring.

### BEDROOM (3): 11' 0" x 11' 0" (3.35m x 3.35m)

Laminate flooring.

### SHOWER ROOM:

Three piece suite with double shower tray with shower panels and electric shower, wash hand basin and W/C. Good natural lighting via frosted privacy glass, tiled flooring and part tiled walls.

### OFFICE: 7' 1" x 6' 08" (2.16m x 2.03m)

Carpeted flooring.

## Outside

Paved yard to rear with oil tank and boiler.

## LOCATION

Off Stranmillis Road.

## OTHER INFO

RATES; £ 1960

