

**49 DAMASCUS STREET,  
HOLYLANDS,  
BELFAST,  
BT7 1QR**



- ❑ **Red Brick Mid-Terraced Property in The Holylands**
- ❑ **Four Bedrooms**
- ❑ **Open-Plan Kitchen and Living Space**
- ❑ **UPVC Double Glazed Windows and Gas Fired Central Heating**
- ❑ **Enclosed Concreted Yard To Rear**
- ❑ **Walking Distance to Queens University and Public Transport Links**
- ❑ **Currently Let at £1700 per Month Until 14th August 2026**
- ❑ **HMO Licensed Investment Property**

**Offers Around: £195,000**

Located in the heart of the 'Holylands' area of Belfast, this well proportioned Mid Terrace offers excellent accommodation in close proximity to Queens University Belfast and the Ormeau Road. Presently an ideal investment opportunity this property would surely enhance any investors portfolio. Comprising of four bedrooms over two floors with lounge open plan to kitchen/dining room. The property is complemented with phoenix gas central heating and UPVC double glazed windows. Viewing is essential to fully appreciate.

**Ground Floor**

**ENTRANCE HALL:**

Tiled flooring.

**BEDROOM (1): 9'.8" x 8'.4" (2.946 x 2.540)**

Carpeted.

**LOUNGE OPEN PLAN TO KITCHEN: 21'.8" x 11'.11" (6.604 x 3.632)**

Tiled flooring. Range of high and low level units. Single drainer stainless steel sink unit, plumbed for washing machine. Integrated oven and hob, gas boiler and extractor hood. Leaded glass display unit.



**First Floor**

**LANDING:**

Good natural lighting via Velux window.

**BEDROOM (2): 11'.6" x 6'.0" (3.505 x 1.828)**

Carpeted.

**SHOWER ROOM:**

Pedestal wash hand basin, low flush WC, shower cubicle, electric shower cubicle. Extractor fan and sky light window.

**BEDROOM (3): 9'.9" x 6'.3" (2.971 x 1.905)**

Carpeted and double glazed Velux window.

**BEDROOM (4): 10'.4" x 7'.0" (3.149 x 2.133)**

Carpeted.

**SHOWER ROOM:**

Pedestal wash hand basin, shower cubicle with power shower. Extractor fan and laminate flooring.



**Outside**

Enclosed rear yard with access to rear alley.

**LOCATION**

Holylands, Belfast, BT7.

**Rates: £1,199 per annum**

