

**RODGERS  
&  
BROWNE**

65 Rydalmere Street  
Belfast, BT12 6GF

*offers over £99,950*



### *The Agent's Perspective...*

*"This two-bedroom mid-terrace home is vacant and ready for immediate occupation, a rare and valuable opportunity in such a consistently popular location.*

*Positioned just off the bustling Lisburn Road, the property benefits from exceptional convenience. A superb range of shops, cafés, and local amenities are within walking distance, while leading hospitals and excellent transport links are close at hand. With easy access to major arterial routes and Belfast City Centre, this address offers both practicality and long-term appeal.*

*For first-time buyers, this is an ideal opportunity to step confidently onto the property ladder in a sought-after area. For investors and landlords, the strong rental demand in the locality makes this a smart addition to any portfolio."*



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

## *The facts you need to know...*

Mid terrace two bedroom property

Bright living room with dining area leading to the kitchen

First floor bathroom with white suite

Benefitting from gas fired central heating

PVC double glazing

Enclosed yard to the rear

Vacant, chain-free, and ready for immediate occupation

Situated just off Donegall Road in South Belfast close to the Lisburn and Boucher Roads and Belfast City Hospital

Ideal opportunity for first time buyers and investors alike



Open plan living and dining



Bedroom One



Kitchen



Bathroom

## *The property comprises...*

### **Ground Floor**

Double glazed front door to:

### **ENTRANCE HALL:**

Laminate flooring. Stairs to first floor. Door to:

### **LIVING ROOM OPEN TO DINING AREA:**

18' 10" x 13' 5" (5.74m x 4.09m) (at widest points)  
Under stairs storage cupboard. Laminate flooring. Door to:

### **KITCHEN:**

9' 7" x 7' 8" (2.92m x 2.34m)

Excellent range of high and low level shaker style cabinets with wine rack and feature glazed display units. Laminate rolled edge work surfaces. Space for under counter fridge and freezer. Integrated electric oven and four ring hob with concealed extractor fan above. 1.5 bowl sink unit with mixer tap. PVC double glazed door to outside.

### **First Floor**

Access to loft.

### **BEDROOM (1):**

11' 2" x 8' 1" (3.4m x 2.46m) (at widest points)

Built-in wardrobe with hanging rail and gas boiler. Additional built-in storage cupboard with shelves. Ornamental fireplace. Laminate flooring.

### **BEDROOM (2):**

9' 9" x 6' 8" (2.97m x 2.03m)

Laminate flooring.

### **BATHROOM:**

6' 5" x 6' 4" (1.96m x 1.93m)

Three piece white suite comprising panelled bath with mixer tap, thermostatically controlled shower attachment over and shower screen. Pedestal wash hand basin. WC. Partial PVC panelled walls, Extractor fan.

### **Outside**

Small forecourt to the front with raised flowerbed. Enclosed yard to the rear with gated access to alleyway behind.

### **Location**

Leave the M1 at Junction 1 (Broadway Roundabout). Take the exit for Donegall Road and take the sixth left onto Rydalmere Street.

## Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

### TENURE

Freehold

### RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025 /2026 is c.£ 537.00

### VIEWING

By appointment with **RODGERS & BROWNE**.



### Sales Lettings Property Management

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#### Disclaimer

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