



## 29 St. Aubyn Street Shore Road, Belfast, BT15 3QF

**Offers In The Region Of  
£154,950**

An Impressive 4 Bedroom HMO Town Terrace Offering A Lucrative Investment Opportunity.

Situated on one of Belfast's busiest arterial routes with the city a short distance away the interior comprises 4 bedrooms over 3 floors, lounge with kitchen off and bathroom in modern white suite with second wc to first floor. The modernised interior offers UPVC double-glazed windows and gas central heating and is fully compliant to HMO standards with accompanying licence.

For those looking to invest, this property promises a substantial estimated income of £16,800 per annum when fully let, making it a high-yielding HMO opportunity for savvy investors.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		
	60	73
	EU Directive 2002/91/EC	

# 29 St. Aubyn Street

## Shore Road, Belfast, BT15 3QF



- Double Extended Period Town House
- Extended Fitted Kitchen
- Gas Central Heating
- Close To The City
- HMO Compliant with Licence
- Extended White Bathroom Suite
- Second Wc To First Floor
- 4 Bedrooms
- Upvc Double Glazed Windows
- Projected income £16,800.00 Per Annum

### Entrance Hall

Hardwood entrance door with ornate bevelled glass, wood laminate floor, double panelled radiator, cornice ceiling.

### Bedroom into Bay

10'10" x 10'5" (3.32 x 3.20)  
Panelled radiator.

### Lounge

13'1" x 10'9" (3.99 x 3.29)  
Wood laminate floor, panelled radiator, under eaves storage.

### Extended Kitchen

13'1" x 6'6" (4.01 x 2.00)  
Single drainer stainless steel sink unit, extensive range of high and

low level units, formica worktops, cooker space, canopy extractor fan, plumbed for washing machine, fridge/freezer space, double panelled radiator, partly tiled walls, wood laminate floor, pvc ceiling, recessed lighting.

### First Floor

Landing, gas boiler.

### Extended Bathroom

White suite comprising shower cubicle, thermostatically controlled shower unit, wash hand basin, low flush wc, chrome radiator, part pvc walls, ceramic tiled floor.

### Bedroom

10'0" x 8'5" (3.07 x 2.59)  
Panelled radiator, wood laminate floor.

### Bedroom

12'7" x 10'0" (3.84 x 3.05)  
Panelled radiator, wood laminate floor.

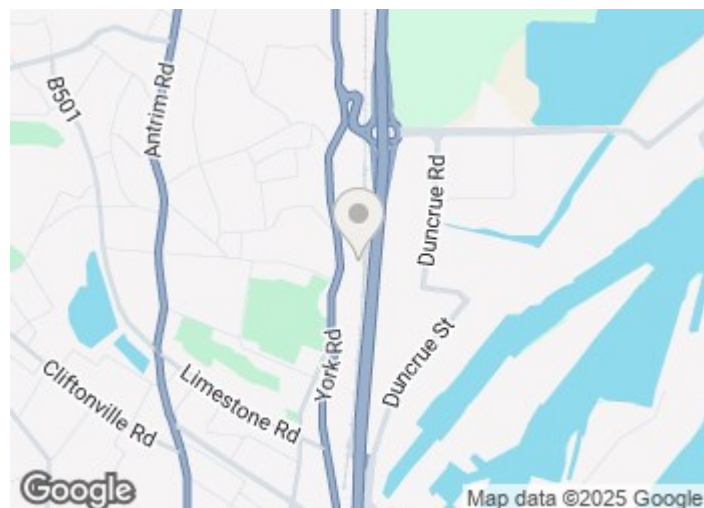
### Second Floor

### Bedroom

11'6" x 10'2" (3.53 x 3.10)  
Under eaves storage, double panelled radiator, twin velux roof lights.

### Outside

Forecourt, enclosed rear yard, outside light .



### Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

