

90 Duncairn Gardens , Belfast, BT15 2GJ

Offers Around £179,950

Fabulous Investment Opportunity - Two Self Contained Apartments In Popular Rental Location.

Situated within minutes walk of Belfast new university and the city centre this period town terrace has been converted into two self contained luxury apartments.

Ground Floor Comprises 1 bedroom, lounge into bay, fitted kitchen and white bathroom suite.

A first and second floor duplex Apartment Comprises 2 bedrooms, 1 reception room, spacious fitted kitchen with breakfast area and deluxe bathroom in white suite with separate shower cubical. The apartments further benefit from gas fired central heating, uPvc double glazed windows and fire escape to rear. Immediate inspection highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	62	64
EU Directive 2002/91/EC		

90 Duncairn Gardens

, Belfast, BT15 2GJ



- Investment Opportunity
- Duplex Two Bedroom Apartment
- Minutes From Belfast City Centre & The New University
- Potential Income Of £1400.00 Per Month.
- Two Self Contained Apartments
- Upvc Double Glazed Windows
- Extensively Refurbished In Past Years
- One bedroom Ground Floor Apartment
- Gas Central Heating
- Increasingly Popular Location

Communal Entrance Hall

Ceramic tiled floor.

Ground Floor Apartment

Entrance Hall

Ceramic tiled floor, under stairs storage.

Lounge into Bay

15'1" x 11'4" (4.61 x 3.47)

Wood laminate floor, 2 panelled radiators.

Inner Lobby

Upvc double glazed rear door to yard.

Bedroom

10'10" x 7'4" (3.32 x 2.25)

Wood laminate floor, panelled radiator.

Bathroom

White suite comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator. Glass block wall.

Kitchen

10'0" x 8'3" (3.07 x 2.52)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops,

cooker space, extractor fan, under fridge space, plumbed for washing machine, tall larder, partly tiled walls, ceramic tiled floor, panelled radiator, wall mounted gas boiler.

Duplex Apartment.

Entrance Hall

Feature radiator, Upvc double glazed door to fire escape

Kitchen

10'0" x 8'3" (3.07 x 2.52)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and gas hob, stainless steel canopy extractor fan, under fridge space, plumbed for washing machine, breakfast bar, partly tiled walls, wood strip floor, panelled radiator, wall mounted gas boiler.

Bathroom

Luxury white suite comprising freestanding bath, telephone handset shower, shower cubicle, thermostatically controlled drench style shower unit, pedestal wash hand basin,

low flush wc, ceramic tiled floor, 1/4 panelled walls, recessed lighting, feature radiator, storage cupboard.

Lounge

16'2" x 11'4" (4.93 x 3.46)

Corniced ceiling, ceiling rose, panelled radiator

Second Floor

Bedroom

10'10" x 8'8" (3.32 x 2.66)

Wood laminate floor, panelled radiator.

Bedroom

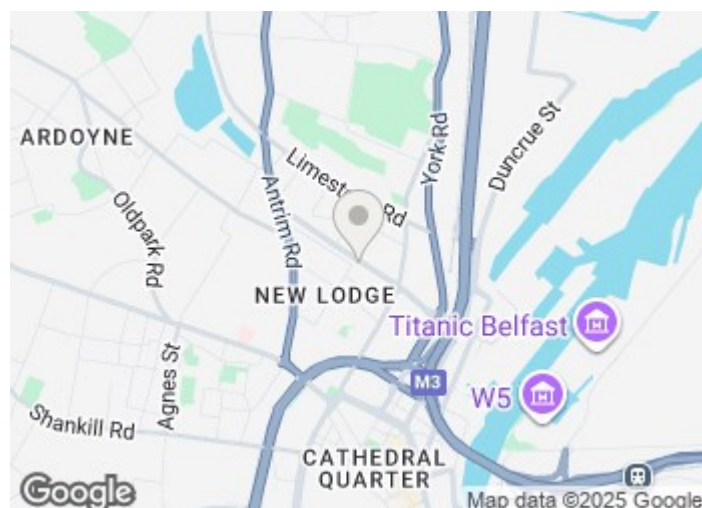
15'8" x 11'4" (4.78 x 3.47)

Wood laminate floor, corniced ceiling, ceiling rose, panelled radiator

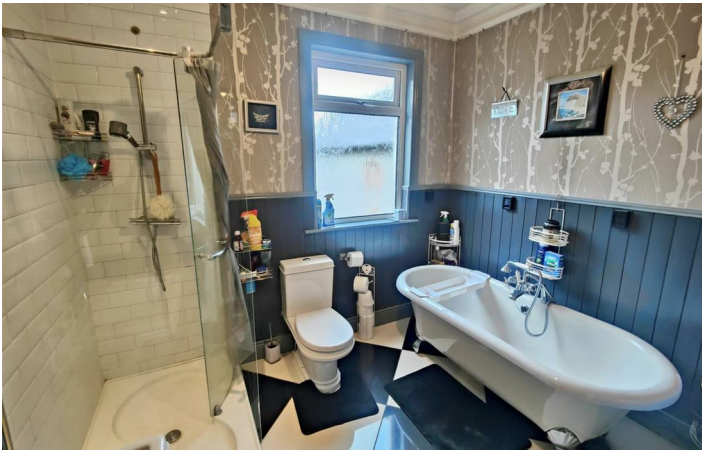
Outside

Hard landscaped walled front garden.

Enclosed rear yard with outside light. Fire escape.



Directions



Floor Plan

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