



We are delighted to offer for sale this substantial end terrace that occupies an excellent position on the ever popular Ormeau Road. It boasts being convenient to many amenities including Queens University, shops and public transport routes.

**Offers Around
£250,000**

186 Ormeau Road,
Belfast,
BT7 2ED

The property briefly comprises of a living room, a modern fitted kitchen, six bedrooms and two shower rooms. The property is currently let at rent of £18,000 per annum. There is an additional rent from an advertising board that is fixed to the gable wall and brings in a further £1,000 per annum.

Viewing by
appointment with
& through agent
028 9066 3030

This property will appeal to a range of buyers and we advise that any interest be made known to us.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



With You Every **Step** of the Way

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Property Features

- Substantial end terrace property set out over three floors
- Living room with laminate floor
- Modern fitted kitchen with range of appliances
- Six well-proportioned bedrooms
- Two modern shower rooms
- Rear enclosed yard
- Convenient to many amenities including Queens University
- Annual rental income of circa £19,000

Location:

Leaving Belfast city centre on the Ormeau Road, the property is on the left hand side on the corner of Artana Street and before Ormeau Bridge.

Property Comprises

Ground Floor

ENTRANCE HALL: Solid wood door with glazed panel above.

RECEPTION HALL: Ceramic tiled floor.

LIVING ROOM: 15' 5" x 9' 6" (4.7m x 2.90m) Wood laminate floor.

FITTED KITCHEN: 21' 4" x 7' 7" (6.5m x 2.30m) Modern fitted kitchen with range of high and low level units, electric hob, electric oven, integrated fridge/freezer, work surfaces, stainless steel sink unit, ceramic tiled floor. Door to yard.

BEDROOM: 8' 10" x 9' 6" (2.70m x 2.90m)

First Floor Return

SHOWER ROOM: White suite comprising wash hand basin, low flush wc, wood effect laminae floor, extractor fan.

SHOWER ROOM (2): White suite comprising wash hand basin, low flush wc, wood effect laminate floor, extractor fan.

First Floor

BEDROOM (2): 11' 0" x 7' 4" (3.36m x 2.23m) Wood effect laminate floor.

BEDROOM (3): 11' 5" x 5' 11" (3.48m x 1.80m) Wood effect laminate floor.

BEDROOM (4): 10' 12" x 7' 2" (3.35m x 2.18m) Wood effect laminate floor.

Second Floor

Access to roofspace.

BEDROOM (5): 11' 2" x 7' 3" (3.4m x 2.2m) Wood effect laminate floor, Velux window,

BEDROOM (6): 13' 1" x 11' 2" (3.99m x 3.40m) Wood effect laminate floor.