

BTWshiells
RESIDENTIAL

63 Rugby Avenue,
Belfast, BT7 1RE



Asking Price £70,000

Telephone 028 9066 8888
www.btwshiells.com

KEY FEATURES

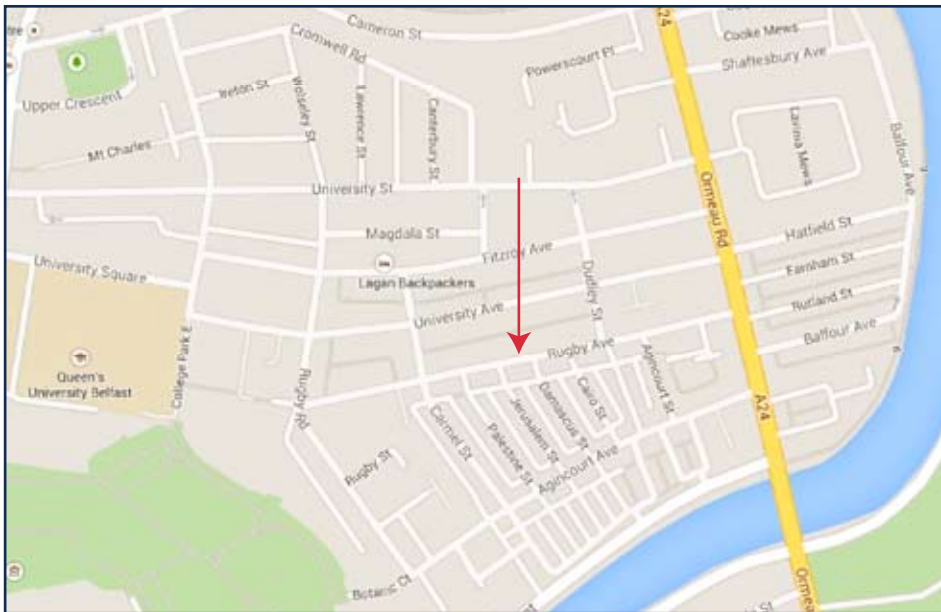
- End Terrace Located In The University Area Of South Belfast
- Property In Need Of Refurbishment
- Currently Let At £450 Per Month Until September 2014
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Enclosed Rear Yard
- Forecourt Garden To Front
- Oil Fired Central Heating

SUMMARY

Substantial bay fronted end terrace located in the heart of the university area in South Belfast. The property requires extensive refurbishment throughout and is current let until September 2014 at a rent of £450 per month.

Internally the property comprises of a front living, rear dining room and fitted kitchen on the ground floor. The first floor features two bedrooms and a bathroom in white suite. A further two bedrooms are located on the second floor.

The property represents an excellent investment opportunity and early is advised.



Rugby Avenue runs from Ormeau Road to College Park Avenue.

ACCOMMODATION

GROUND FLOOR

LIVING ROOM:

13' 5" x 10' 5" (4.09m x 3.18m)

DINING ROOM:

11' 2" x 10' 6" (3.4m x 3.2m)

KITCHEN:

10' 1" x 6' 7" (3.07m x 2.01m)

Range of high and low level units.
Stainless steel sink unit.

FIRST FLOOR

BATHROOM:

White suite comprising of low flush WC,
pedestal wash hand basin and panel bath.

BEDROOM (1):

11' 3" x 8' 9" (3.43m x 2.67m)

BEDROOM (2):

15' 0" x 10' 9" (4.57m x 3.28m)

SECOND FLOOR

BEDROOM (3):

14' 4" x 10' 8" (4.37m x 3.25m)

BEDROOM (4):

11' 0" x 9' 2" (3.35m x 2.79m)

Please note that heating systems and
appliances have not been checked.

EPC REF NO:

TBA

REF: FCR/B/14/SO

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.btwshiells.com



Lettings Department

BTWShiells have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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