

FOR SALE

Double Fronted 3 Storey Terrace (c.4,400 sq.ft.)
Maranatha Guest House
254 Ravenhill Road, Belfast BT6 8GJ



This superb building is situated in a small imposing terrace block fronting a main arterial road opposite Ormeau Park and within a short distance of Belfast City Centre. The building is well maintained, has double glazing and internally has retained all the quality features of the period with high ceilings, quality cornicing/ceiling roses and generously proportioned rooms. The ten guest bedrooms are beautifully appointed each with their own en-suite and provide a good mix of single, double and family rooms.

The property is suitable for continuation of the existing use or for conversion to apartments in this well established residential area. Indeed for the discerning purchaser this could be a gracious residence in its own right.

PRICE £435,000

54 High Street Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: dee@trcommercial.co.uk

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



ACCOMMODATION

Ground Floor	Conservatory	11'10" x 7'6"	
	Entrance Porch; Hall		
	Drawing Room	15'6" x 17'4"	plus bay
	Dining Room	15'6" x 17'4"	
	Kitchen	15'6" x 11'8"	
	Utility Room	8'2" x 5'0"	
	Staff Living Room	13'6" x 12'8"	
	Office	6'8" x 6'3"	Boiler Room off
	Staff Bedroom	12'6" x 10'9"	En-suite off
	Bedroom 1	11'5" x 15'6"	
First Floor	Bedroom 2	13'6" x 8'10"	En-suite
	Bedroom 3	13'8" x 15'4"	En-suite
	Bedroom 4	15'5" x 15'5"	En-suite
	Plus	7'6" x 6'2"	
	Bedroom 5	15'5" x 15'5"	En-suite
	Bedroom 6	13'8" x 15'4"	En-suite
Second Floor	Bedroom 7	15'5" x 14'9"	En-suite
	Bedroom 8	14'4" x 15'5"	En-suite
	Bedroom 9	15'5" x 15'8"	En-suite
	Bedroom 10	14'9" x 15'5"	En-suite

Outside Car parking area to front in brick paviour sets with space for approx 6 cars.
Enclosed rear yard with Laundry Room



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RATES	NAV Rates payable 2019/2020	£9,200 £5,650.04
EPC	D-77	
VIEWING	Contact Brian S Patterson 07767 442999 or Joanne Crawford 02890 663030	

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

77

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

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