HMK Property
8 Grand Parade
Belfast
Tel: 02890397712
Web: www.hmkproperty.com

40 Mayfair Avenue

, Belfast, BT6 9JA

Asking price £125,000

3 | 1 | 1 | D

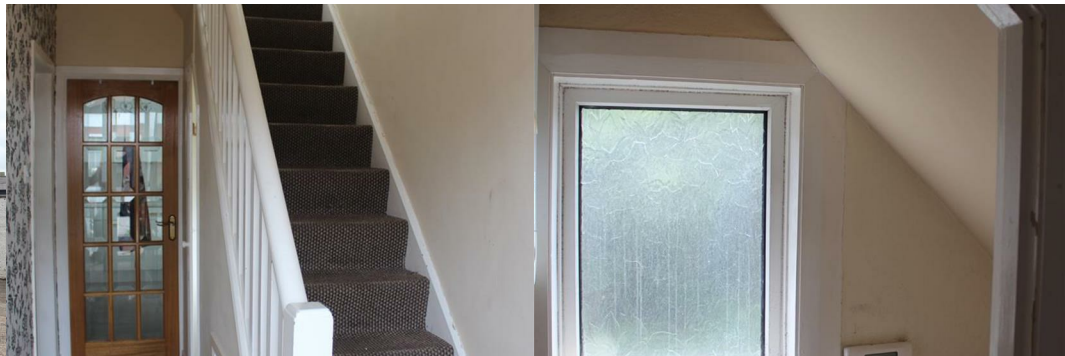
Public Notice

Address: 40 Mayfair Avenue, Belfast, BT6 9JA. We are acting in the sale of the above property and have received an offer of £160,500.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract, and no further offers will be accepted while under this status.

Date of Notice: 17/11/2026

HMK Property is delighted to introduce 40 Mayfair Avenue to the sales market. This spacious three-bedroom semi-detached property, located off Cregagh Road, requires extensive renovation throughout and will



GROUND FLOOR
Leading to...

ENTRANCE HALL 14'7" x 5'8" (4.47m x 1.75m)
Bright carpeted entrance hall

LIVING ROOM 19'11" x 9'9" (6.08m x 2.99m)
Large through lounge with access to conservatory through patio doors

KITCHEN 11'3" x 5'4" (3.44m x 1.63m)
Fitted kitchen with access via back door to rear garden

CONSERVATORY 9'4" x 8'4" (2.86m x 2.55m)
Tiled conservatory overlooking enclosed rear garden

DOWNSTAIRS W/C 5'11" x 2'11" (1.81m x 0.89m)
Low flush W/C, wash hand basin.

FIRST FLOOR
Comprises of...

BEDROOM ONE 9'10" x 8'9" (3.00 x 2.67m)
Good sized carpeted room with skirting boards

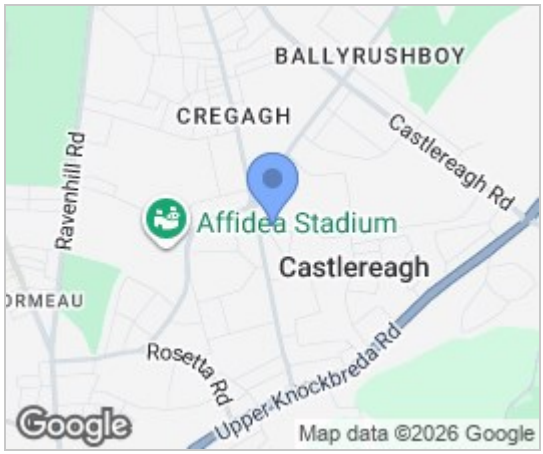
BEDROOM TWO 8'8" x 5'8" (2.65m x 1.75m)
Carpeted bedroom with skirting boards

BEDROOM THREE 6'7" x 6'3" (2.02 x 1.93m)
Box room carpeted with skirting boards

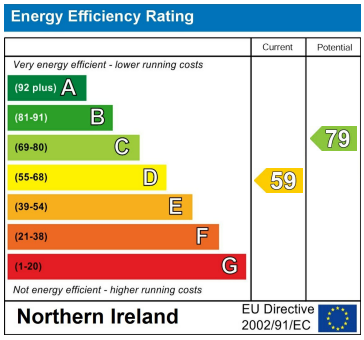
FAMILY BATHROOM
Shower over bath, low flush W/C, wash hand basin

OUTSIDE
On-street parking to the front with a large garden to the rear of the garden.

Area Map



Energy Efficiency Graph



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.

8 Grand Parade, Belfast, BT5 5HH
Tel: 02890397712
Email: info@hmkproperty.com
www.hmkproperty.com

naea | propertymark PROTECTED
The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.UK