



NICHOLAS  
RESIDENTIAL



## 69 Castlecoole Park

Belfast BT8 7BG

Asking price £135,000

This is a great opportunity to purchase a chain free mid terraced property located within the heart of Belvoir. The property is within walking distance to Belvoir Park, Shaws Bridge & the local amenities. This property is sure to be attractive to first time buyers & investors looking for a good rental yield.

Downstairs comprises a welcoming entrance hall, two reception rooms and a fitted kitchen with a range of high & low level units. Upstairs are two double bedrooms, one single bedroom and a three piece shower room.

To the front is an enclosed garden area & to the rear is a generous tiered garden area with outhouse for storage.

Rates for the property: £750.59 per year.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Chain free terraced property located in Belvoir
- Welcoming entrance hall
- Two reception rooms
- Fitted kitchen with a range of high & low level units
- Two double bedrooms & one single bedroom
- White three piece shower rooms
- Gas fired central heating & uPVC double glazed
- Generous tiered garden area to the rear with outhouse for storage
- Walking distance to Belvoir Park, Shaws Bridge & local amenities
- Perfect for first time buyers or investors looking a good rental yield



## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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