



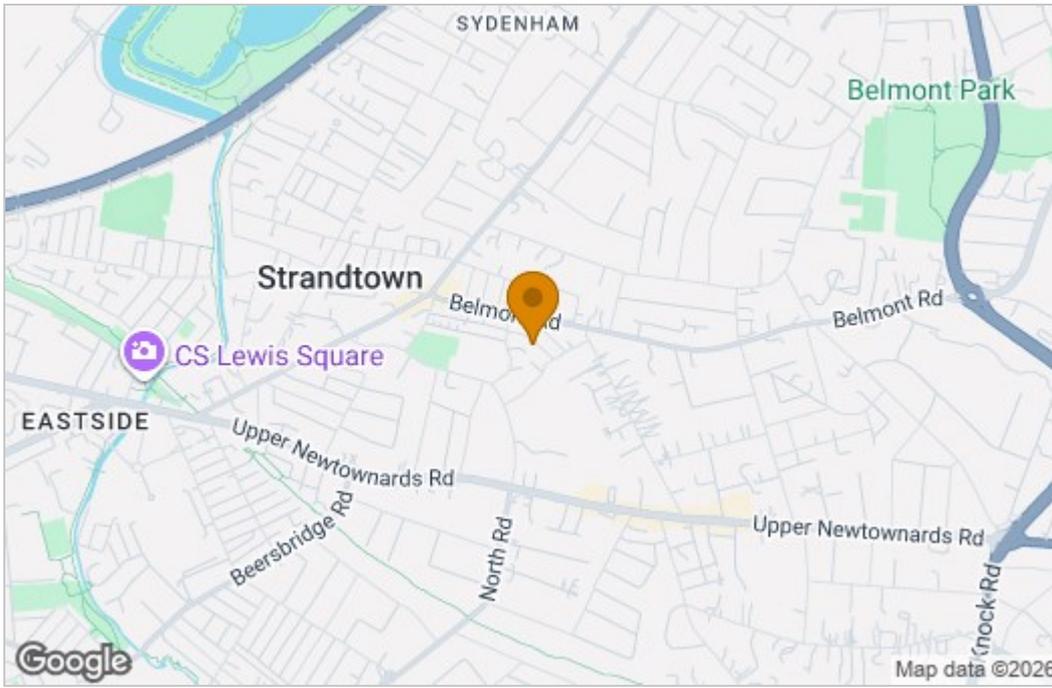
## 78b Belmont Avenue, Belfast, BT4 3DE

£1,200 Per month

- Well-presented end townhouse
  - Bright & spacious lounge
- Modern fitted kitchen with integrated oven & hob
  - Four bedrooms
- Bathroom with a three-piece white suite on first floor
- Shower room with a three piece white suite on second floor
- Gas fired central heating and Upvc double glazed windows
  - Popular residential location
    - Part furnished
- Early viewing comes highly recommended



## 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>		
(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	

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