



NICHOLAS
RESIDENTIAL



57 Shandon Park

Belfast BT5 6NX
£1,600 Per month

Welcome to 57 Shandon Park!

This is an excellent opportunity to rent a semi detached property ideally located on the prestigious Shandon Park in East Belfast. Shandon Golf Club, market leading Schools & the popular Ballyhackamore Village are within walking distance.

The ground floor comprises a spacious entrance hall with WC/Cloak space, a bright & spacious living room with feature fireplace, a modern fitted kitchen with a wide range of appliances open plan to dining area & a separate utility room. Upstairs are two double bedrooms, one single bedroom and a luxury four piece family bathroom suite. Further benefits include gas fired central heating & double glazed.

Externally the property offers car parking to front for multiple cars and a low maintenance garden to rear with

- Beautiful semi detached property located on Shandon Park
- Spacious entrance hall with WC/Cloak space
- One reception room to front of property with feature fireplace
- Modern Kitchen with a wide range of appliances
- Kitchen open plan to dining area & separate utility room
- Two double bedrooms & one single bedroom
- Luxury four piece family bathroom suite
- Gas fired central heating
- Walking distance to Shandon Golf Club & Ballyhackamore Village
- Furnished and available from the 1st of May

Viewing

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



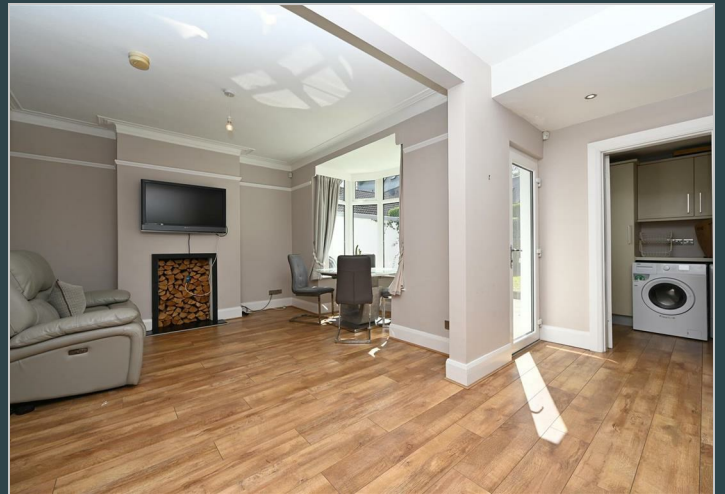
Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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