



NICHOLAS  
RESIDENTIAL



## 22 Southland Dale

, Belfast, BT5 7LD

Asking price £149,950

Located in the Braniel, East Belfast, this attractive semi-detached house offers a delightful blend of comfort and convenience. With local schools, shops, and transport links to the city centre just a short walk away, this home is ideally situated for those who appreciate both tranquillity and accessibility.

Downstairs comprises a welcoming entrance hall that leads into a spacious living room, bathed in natural light from a large picture window. This area flows seamlessly into a contemporary fitted kitchen, which boasts ample dining space. Upstairs, you will find three generously sized bedrooms and a modern bathroom featuring a stylish three-piece suite.

Externally, the property benefits from a low-maintenance garden at the front, providing off-street parking for your convenience. The rear garden features a well-kept lawn, a Tobermore patio area & an outbuilding for storage.

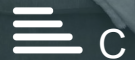
Rates are £796.08 per year.

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.

- A superb semi-detached property in the popular Braniel area
- Spacious living room open plan to kitchen
- Fantastic kitchen with dining space and patio doors to the garden
- Multi-fuel stove requires flue and building control
- Three well-proportioned bedrooms
- Modern bathroom with a white three piece suite
- Gas fired central heating and double glazed throughout
- Private rear garden with a Tobermore patio with red brick storage shed providing storage
- Low maintenance front garden providing off-street parking
- Convenient location with a great range of local amenities





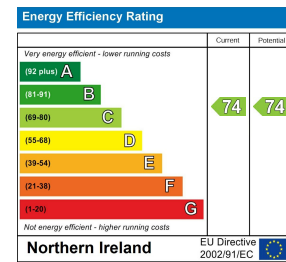
## Floor Plan



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

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