



30 Killynether Gardens

Belfast BT8 7FH

Asking price £145,000

This is a great opportunity to purchase a chain free end terraced property located on a corner site within the heart of Belvoir Estate. Accessed via Kirkistown Avenue 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, one reception room, a fitted kitchen with a range of high & low level units with space for dining and a downstairs WC with under stair storage. Upstairs are two double bedrooms, one single bedroom and a three piece bathroom suite.

To the front is an enclosed pebbled garden area & to the rear is a private paved patio area with gates for off street parking.

Rates for the property: £695.60 per year.

Call 02890 388383 to arrange your personal viewing today!

- Chain free end terraced property located on corner site in Belvoir Estate
- Welcoming entrance hall leading to spacious living area
- Fitted kitchen with a range of high & low level units and space for dining
- Downstairs WC with under stair storage
- Two double bedrooms & one single bedroom
- Three piece bathroom suite
- Oil fired central heating & uPVC double glazed
- Pebbled garden area to front - private patio area to rear with gates for off street parking
- Walking distance to Belvoir Park, Shaws Bridge & local amenities
- Perfect for first time buyers or investors looking a good rental yield

Viewing

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



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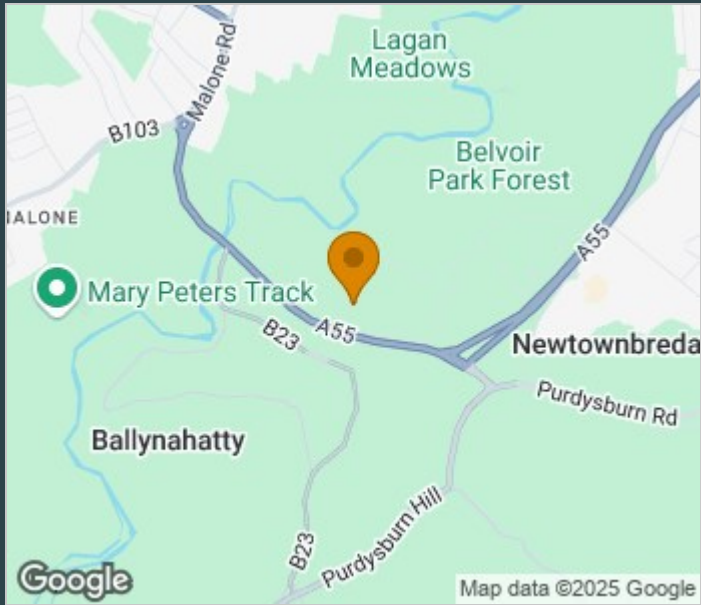


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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(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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