



NICHOLAS  
RESIDENTIAL



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## Apt 4, 39 Dundela Crescent Belfast BT4 3BN £1,000 Per month

39 Dundela Crescent is ideally situated within a quiet, gated development of just 15 apartments, offering both privacy and security. Residents benefit from an allocated parking space and well-maintained communal gardens, perfect for relaxing outdoors. The ever-popular Belmont Road and Ballyhackamore Village are on your doorstep, providing an excellent selection of cafés, restaurants, shops, and convenient transport links to Belfast City Centre and beyond.

Located on the first floor, this well-presented apartment comprises a modern fitted kitchen with integrated appliances, open plan to a bright and spacious living/dining area. The property further benefits from two bedrooms, and a contemporary three-piece shower room.

Additional features include gas-fired central heating, high-speed internet availability, and a strong EPC rating, ensuring energy efficiency and comfort year-round. Please note, there is no lift within the development.

The property is available from 10th of July and is offered unfurnished.

To arrange a viewing, please contact our office on 02890 388383.

### Viewing

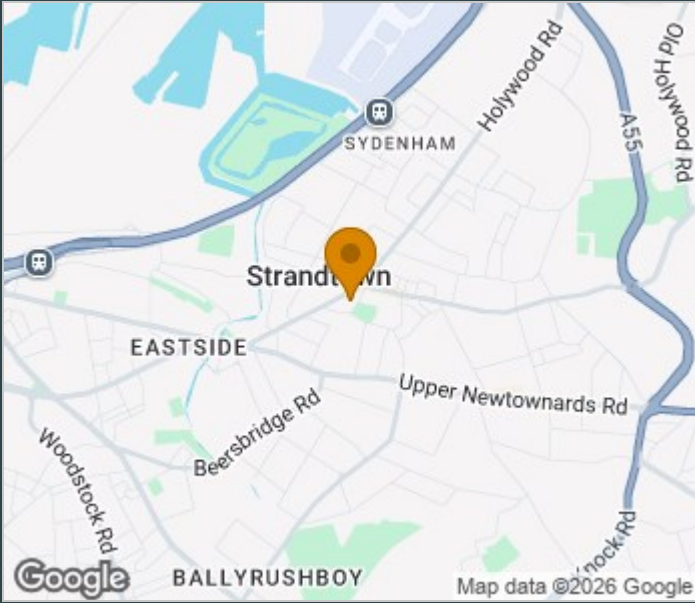
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Quiet, gated development of just 15 apartments
- Allocated private parking space included
- Access to well-maintained communal garden areas
- Prime location just off Belmont Road and Ballyhackamore Village
- Excellent range of cafés, restaurants, shops, and transport links nearby
- Second floor apartment (please note no lift access)
- Bright open plan living/dining area with fitted kitchen and appliances
- Two double bedrooms
- Modern three-piece shower room
- Available 10th of July & Unfurnished



## 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>	<b>82</b>	<b>82</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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