



NICHOLAS  
RESIDENTIAL



## 63 Glendower Street

Belfast BT6 8PD

Offers over £125,000

This is a chain free two-bedroom mid-terrace property located just off the popular Cregagh Road in East Belfast. Conveniently located close to a range of local amenities, schools, and public transport links, the property also offers easy access to Belfast City Centre.

The accommodation comprises a bright living area with bay window, leading through to a separate dining space, creating a flexible open-plan feel on the ground floor. To the rear is a fitted kitchen with access to the enclosed yard. Upstairs, the property benefits from two bedrooms and a modern shower room.

Externally, the property features an enclosed rear yard with a useful storage unit.

The property further benefits from gas-fired central heating and double glazing.

Offering excellent potential for modernisation, this property is an ideal opportunity for investors or first time buyers aiming to get on the market.

Rates £935 per year.

Call 02890388383 to arrange your personal viewing today.

- Chain free two-bedroom mid-terrace property
- Popular East Belfast location just off the Cregagh Road
- Bright living room with attractive bay window
- Open plan to dining area
- Fitted kitchen with access to rear yard
- Two well-proportioned bedrooms
- Modern first floor shower room
- Enclosed rear yard with useful storage unit
- Gas-fired central heating and double glazing
- Excellent opportunity for investors or first-time buyers

### 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) <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		

**Northern Ireland**

EU Directive  
2002/91/EC



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