



NICHOLAS  
RESIDENTIAL



## 106 Ballycoan Road

, Belfast, BT8 8LP

£950 Per month

A modern semi-detached property which has been refurbished throughout to provide bright and spacious accommodation. Ideally located in a semi-rural location yet offering easy access to South Belfast and a wide range of social and recreational amenities such as shops, bars and restaurants.

Internally the property briefly comprises; Two reception rooms, a large open plan kitchen/dining area, a cream high gloss fitted kitchen and a downstairs WC. On the first floor are three bedrooms and a bathroom with a modern white suite. The property also benefits from Upvc double glazing and gas-fired central heating.

Externally there is an enclosed patio area to the rear and parking for one car to the side of the property.

The property is unfurnished and available immediately.

### Viewing

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





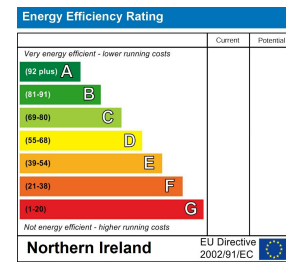
## Floor Plan



## 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.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: [info@nicholasresidential.co.uk](mailto:info@nicholasresidential.co.uk) [www.nicholasresidential.co.uk](http://www.nicholasresidential.co.uk)