



## 40a Glenholm Park

**Belfast BT8 6LP**

**£1,350 Per month**

This fantastic detached property is located in a highly sought-after area of the Four Winds, just off Breda Park. There is plenty of local transport available and a good range of local amenities including the impressive Four Winds Bar and Restaurant.

Downstairs comprises of a spacious hall, two separate reception rooms, a white oak fitted kitchen with built in appliances and a WC. Upstairs are three generous bedrooms and a modern white three piece bathroom suite.

Externally to the front & rear of the property there are low maintenance garden areas to enjoy & a driveway providing off street parking.

A deposit and the first month's rent are payable in advance. The property is furnished and available immediately.

To arrange a viewing or for further information contact Nicholas Residential on 02890388383 or via email [info@nicholasresidential.co.uk](mailto:info@nicholasresidential.co.uk)

- A delightful detached property in the highly sought after Four Winds
- Two reception rooms
- Oak fitted kitchen with built in appliances
- Downstairs WC
- Three well proportioned bedrooms
- White three piece bathroom suite
- Gas fired central heating & double glazed throughout
- Gardens to front & rear
- Ample off street parking
- Furnished & 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.



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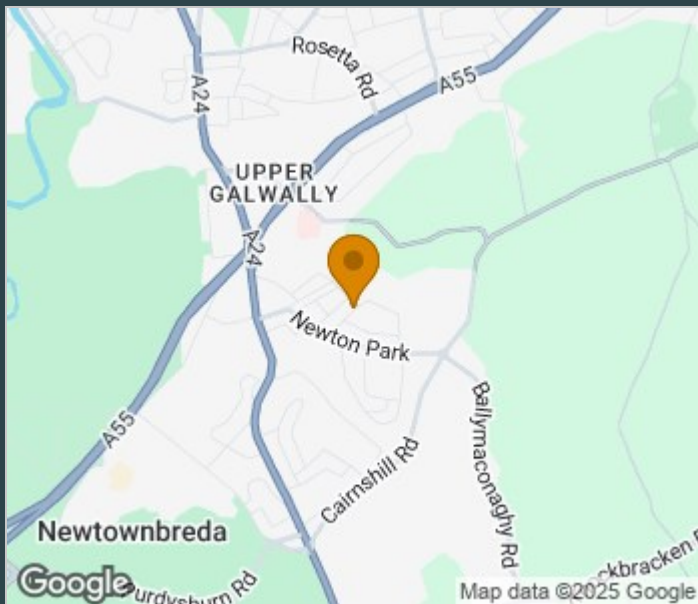


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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</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 	



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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