



NICHOLAS  
RESIDENTIAL



## 44 Sandymount Street

Belfast BT9 5DP

£1,700 Per month

An HMO-registered four-bedroom mid-terrace property located just off Stranmillis Road in South Belfast. Conveniently located to a wide range of social and recreational amenities and within walking distance to Queens University, Belfast City and Royal Victoria Hospital.

Internally the property briefly comprises; a modern fitted kitchen with a range of high and low-level units open plan to bright & spacious living/dining area. There are two bathrooms in total and four well-proportioned bedrooms. The property also benefits from gas-fired central heating and uPVC double glazing.

The property is furnished and available from the 5th of September.

Call 02890 388383 to arrange your personal viewing today!

- Four Bedroom HMO Registered Mid Terrace
- Popular and Convenient Location In Stranmillis
- Fitted Kitchen With A Wide Range Of Appliance
- Kitchen Open Plan To Living/Dining Area
- Four Double Bedrooms
- Two Bathrooms
- Gas Fired Central Heating
- Furnished & Available 5th of September

### Viewing

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



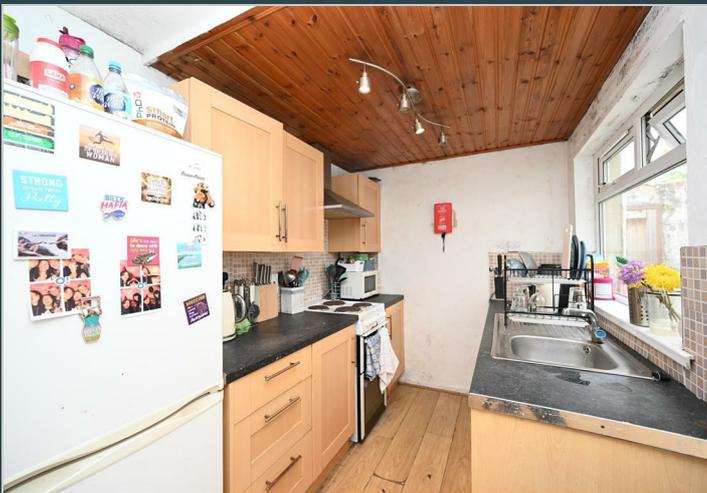
## Area Map

## 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>		<b>73</b>
(55-68) <b>D</b>	<b>62</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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