



**NICHOLAS**  
RESIDENTIAL



## 62 Orchardville Gardens

**Belfast BT10 0JX**

**£1,250 Per month**

An opportunity to rent a semi detached property with plenty of outdoor space to enjoy which is conveniently located to Belfast, Finaghy and Lisburn. There is an abundance of local amenities, shops, local transport and schools in the close vicinity.

Downstairs comprises a bright and welcoming entrance hall, a living room leading to a dining room & a modern fitted kitchen with appliances. Upstairs are two double bedrooms, one single bedrooms and a white three piece bathroom suite. The property is further enhanced by oil-fired central heating and double-glazed windows.

The front of the house offers off-street parking and an easily maintained garden laid in lawn. The rear of the property is private & enclosed laid in lawn with shed.

A deposit and the first month's rent are payable in advance. The property is unfurnished and available from the 4th of August 2025.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

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

- A semi detached property located in a popular area of South Belfast
- Living room leading to dining room
- Modern fitted kitchen with appliances
- Two double bedrooms, one single bedroom
- Modern three piece bathroom suite
- Oil fired central heating
- Off street parking in driveway
- Enclosed garden area to rear
- Unfurnished
- Available 4th of August



## 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>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland**

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.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

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