



## 34 Rathgar Street Belfast BT9 7GD Asking price £249,950

The location provides convenient living as it is in an excellent position just off the popular Lisburn Road. This property is close to many amenities, including Drumglass Park, numerous shops, cafes, restaurants, bars and boutiques and benefits from extensive public transport links on your doorstep including Adelaide Train Station and many bus links meaning it is located in one of Belfast's most sought after and popular residential areas.

Internally the accommodation briefly comprises a lounge leading to an open-plan kitchen/dining area, four well-proportioned bedrooms and two modern bathrooms. Further benefits include gas-fired central heating and uPVC double glazing.

Please note the property has been priced accordingly to allow for cosmetic upgrades.

Rates - £1,652.05

Call 02890 388383 to arrange your personal viewing today!

- Chain Free Mid-Terrace Period Property
- Many Original Features Retained Throughout
- Comfortable Living Room with Period Fireplace Leading to an Open Plan Kitchen/Dining Area
- Modern Shaker Style Fitted Kitchen with Centre Island
- Four Double Bedrooms
- First and Second Floor Bathrooms
- Gas Fired Central Heating and uPVC Double Glazed
- Enclosed Yard to the Rear
- Highly Desirable Location off the Lisburn Road
- Currently Let On Rolling Contract

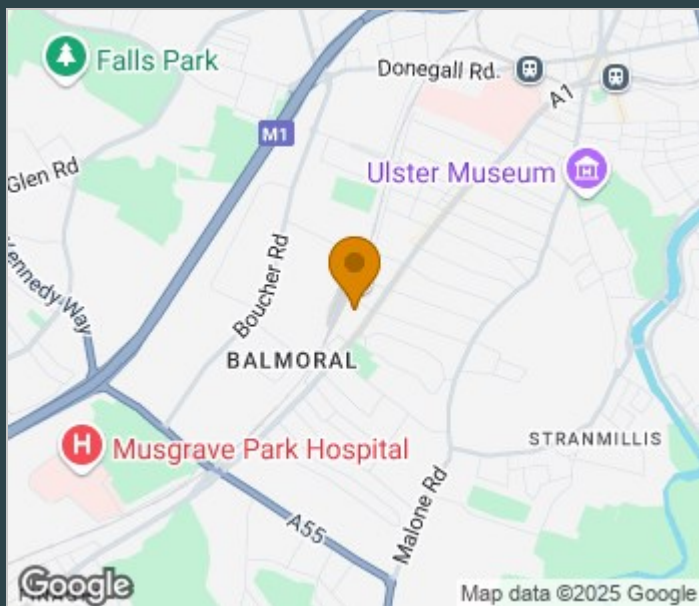
### Viewing

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>                            | <b>61</b> | <b>71</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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