

simon**BRIEN**
RESIDENTIAL

8 Sydenham Drive,
Belfast, BT4 2AX



Offers Over £195,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Attractive Three Storey Mid Terrace
- Four Well Proportioned Bedrooms
- Through Lounge / Dining Area
- Modern Fitted Kitchen
- White Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Within Strolling Distance Of Cafes, Restaurants and Shops
- Convenient To Belfast City Centre, Titanic Quarter & The Outer Ring

SUMMARY

This fine three storey red brick townhouse is situated literally minutes away from the many and varied amenities of Belmont Village, together with good access to public transport and commuting routes to the City centre.

The accommodation comprises an entrance hall, through lounge and fitted kitchen on the ground floor. On the first floor, there are two bedrooms and bathroom in white suite, with two further bedrooms on the second floor. Outside, there is an enclosed rear yard with a utility store.

The property has been sympathetically and extensively renovated in recent years. It affords generously proportioned accommodation which is presented in a bright and elegant style.

Properties of this style within this location have a proven track record for strong demand therefore early viewing is highly recommended. Please contact our East Belfast office on 028 9059 5555 to arrange a viewing at your convenience.

ACCOMMODATION

ENTRANCE

Entrance door

GROUND FLOOR

ENTRANCE HALL:

THROUGH LOUNGE / DINING

26' 4" x 11' 7" (8.03m x 3.53m)

Gas fire

KITCHEN:

10' 10" x 8' 3" (3.3m x 2.51m)

Full range of high and low level units, 'Belfast' sink, four ring gas hob and underoven, glazed display cabinets, dishwasher, fridge freezer, part tiled walls ceramic tiled floor.

FIRST FLOOR

BATHROOM:

White suite comprising a cast iron bath with Ball & Claw' feet, fully tiled shower cubicle with thermostatically controlled shower, low flush wc, pedestal wash hand basin.

BEDROOM (1):

12' 3" x 11' 3" (3.73m x 3.43m)

Built in robes.

BEDROOM (2):

11' 7" x 8' 0" (3.53m x 2.44m)

SECOND FLOOR

BEDROOM (3):

14' 3" x 11' 5" (4.34m x 3.48m)

BEDROOM (4):

11' 8" x 8' 0" (3.56m x 2.44m)

OUTSIDE

Enclosed yard to the rear. Utility store - plumbed for washing machine.







Location



Off Belmont Road, Belfast

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/I/22/SO



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