

simon**BRIEN**  
RESIDENTIAL

21 Sydenham Crescent,  
Belfast, BT4 1PX



Offers Over £225,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Semi-Detached Property In A Cul-De-Sac Setting
- Three Bedrooms
- Through Lounge / Dining
- Modern Fitted Kitchen With Central Island
- Utility Room
- Downstairs Cloakroom With WC
- Main Bathroom In Contemporary White Suite
- Double Glazed Window Frames
- Detached Garage
- Enclosed Rear Garden With Patio & Lawn Area
- Off Street Parking To Front
- Convenient To Belmont, Ballyhackamore & Belfast City Centre
- Close To Public Transport Links, Titanic Quarter & Hollywood Exchange

## SUMMARY

This attractive semi-detached property is found in a cul-de-sac setting off the Hollywood Road, East Belfast.

The property comprises an entrance hall with storage cupboard and downstairs cloakroom with WC, through lounge with dining area, leading to a modern kitchen with central island and utility room. On the first floor, there are three bedrooms and a bathroom in contemporary white suite. Outside, there is off street parking to the front, and enclosed rear garden to the rear with patio and garden in lawn, and detached garage.

Convenient to a host of amenities, schools and shops, Sydenham Crescent is also within reach of public transport links, and arterial routes.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE:

Hardwood front door with double glazed side panels leading to:

#### ENTRANCE HALL:

Solid wooden floor. Understairs storage cupboard.

#### DOWNSTAIRS CLOAKROOM:

Contemporary white suite comprising push button WC. Wash hand basin. Ceramic tiled floor.

#### THROUGH LOUNGE:

**24' 2" x 10' 0" (7.37m x 3.05m) (to bay)**

Laminate wooden floor.





**KITCHEN WITH BREAKFAST AREA:**  
**15' 7" x 11' 8" (4.75m x 3.56m)**

Excellent range of high and low level units. Stainless steel gas fired range with stainless steel splashback and extractor fan. Central island unit. Integrated microwave. Single drainer sink unit with mixer taps. Plumbed for American style fridge/freezer. Ceramic tiled floor. Folding doors to rear. Electronically powered Velux windows.

**UTILITY CUPBOARD:**

Plumbed for washing machine. Single drainer stainless steel sink unit with mixer taps.



**FIRST FLOOR**

**LANDING:**

Solid wooden floor. Access to floored roof space with light and ladder.



**BATHROOM:**

Contemporary white suite comprising panelled corner bath with shower fitment over. Wash hand basin with mixer taps. Push button WC. Ceramic tiled floor. Partially tiled walls. Chrome towel radiator.

**BEDROOM (1):**  
**11' 0" x 9' 7" (3.35m x 2.92m)**

Laminate wooden floor.



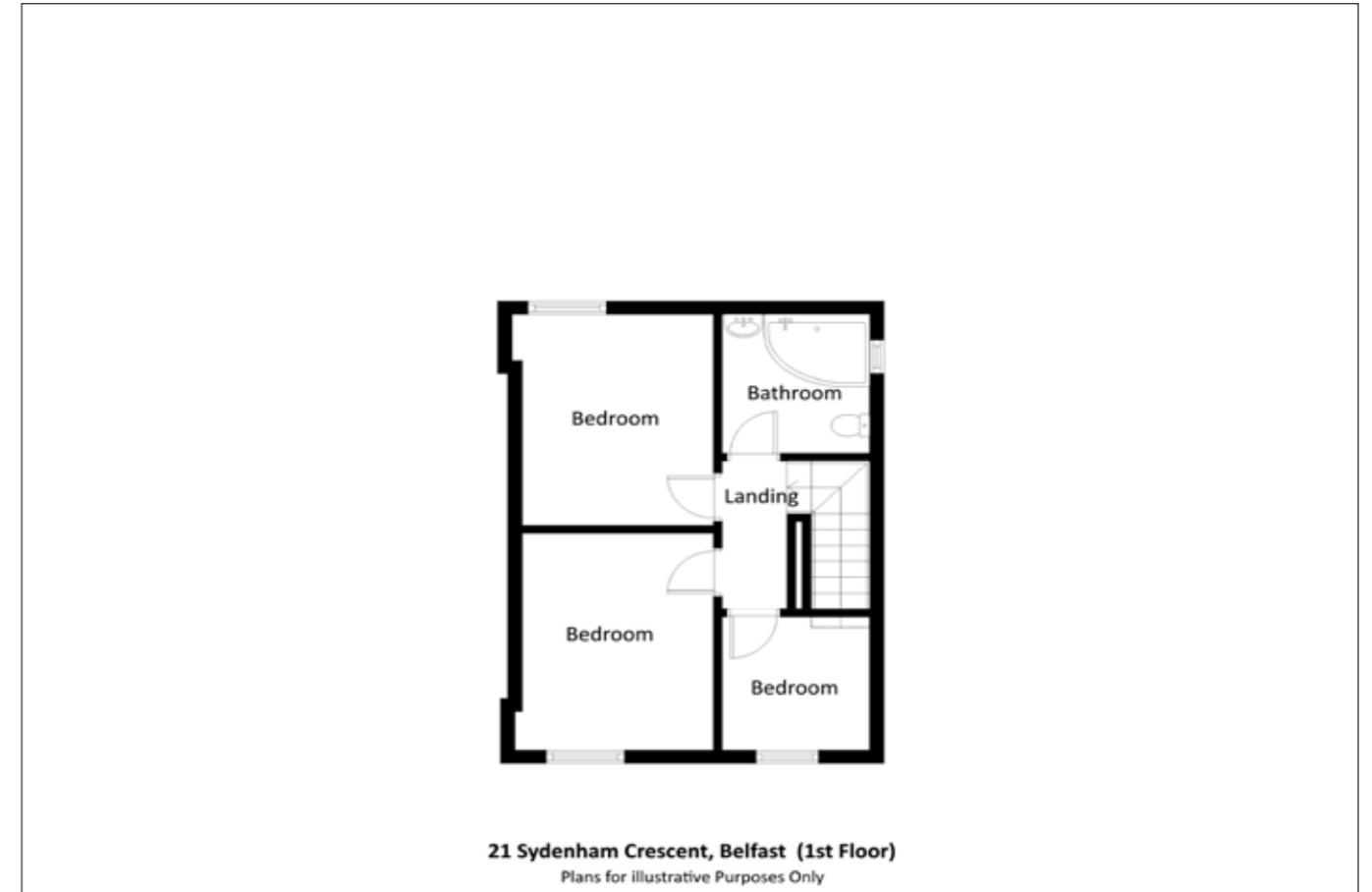
**BEDROOM (2):**  
**10' 6" x 9' 6" (3.2m x 2.9m)**

**BEDROOM (3):**  
**6' 11" x 6' 11" (2.11m x 2.11m)**

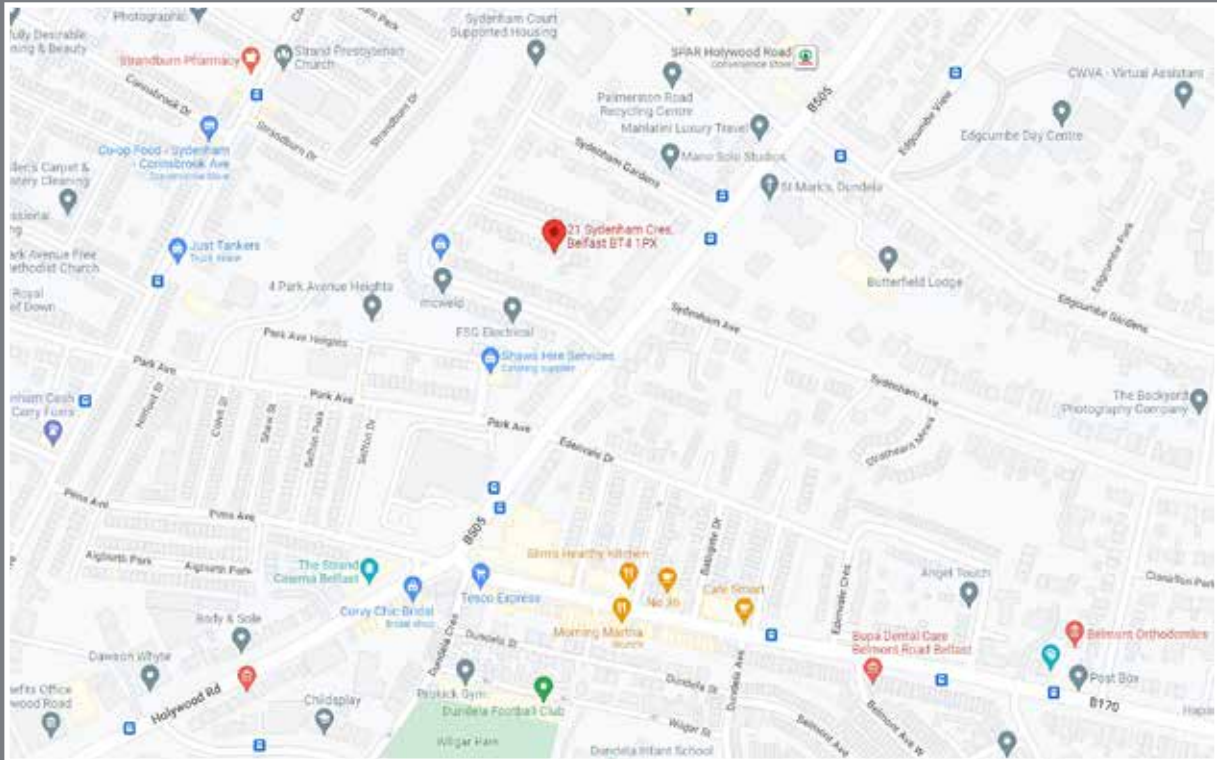


**OUTSIDE**

Rear paved patio area leading to garden in lawn. Detached garage. Outside light and tap. Front brick paved driveway.



# Location



## 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](http://www.simonbrien.com)

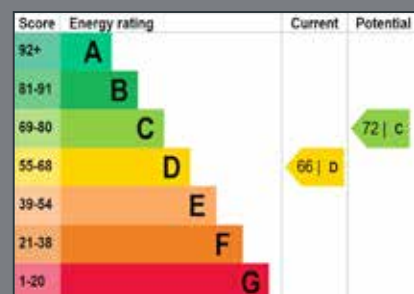


## Lettings Department

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REF: JD/E/22/SO



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