



Occupying a generous site on one of East Belfast's most highly regarded avenues, this much admired home is a unique example of 1930's architecture.

As soon as you enter the wood-panelled reception hall, you get a delightful feeling for the warmth and character the property undoubtedly exudes.

The layout offers considerable versatility and would suit a range of discerning purchasers including families and the semi retired who are looking for single floor living.

With plenty of scope to extend upwards or to the rear (subject to necessary consents) there is an undoubted potential and scope for further enhancement.

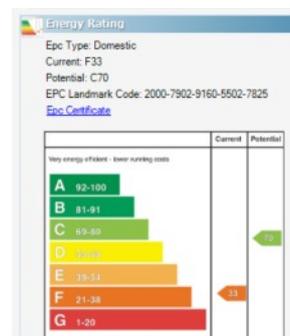
Although now requiring modernisation, the sale has been priced to reflect the work a new owner is likely to undertake.

Early viewing in order not to miss out on this rare opportunity is strongly recommended.

Offers Over
£350,000

42 Sydenham Avenue,
Belmont,
BELFAST,
BT4 2DR

Viewing by
appointment with
& through agent
028 9065 0000



- Most attractive detached villa on superb site
- Currently three bedrooms (Formerly 4): Flexible layout
- Drawing room with fireplace
- Additional living/dining room
- Study/family room leading to
- Large sun room to rear
- Reception hall with wood panelling and fireplace
- Mature, level front and rear gardens
- Oil fired central heating
- Detached garage
- Large roofspace: potential to convert
- Off-street, driveway parking
- No onward chain
- Close to excellent schools, local amenities and public transport routes
- Priced to allow for modernisation



The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Front door with leaded stained glass insets and side lights.

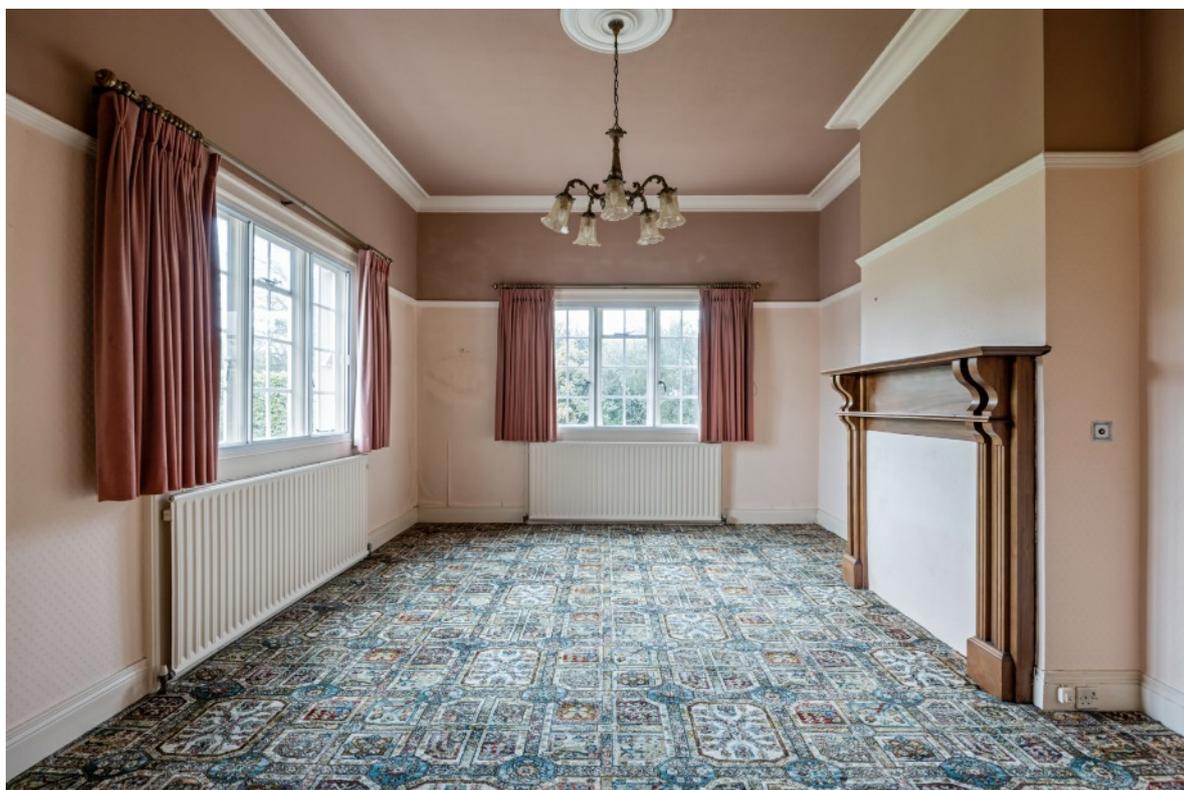
RECEPTION HALL: Feature tiled fireplace with wood surround. Original wood panelling with plate rack.

CLOAKROOM: Access to roofspace.

DRAWING ROOM: 16' 10" x 12' 4" (5.14m x 3.77m) (at widest points). Twin aspect. Tiled fireplace and hearth with wood surround. Cornice ceiling, picture rail.



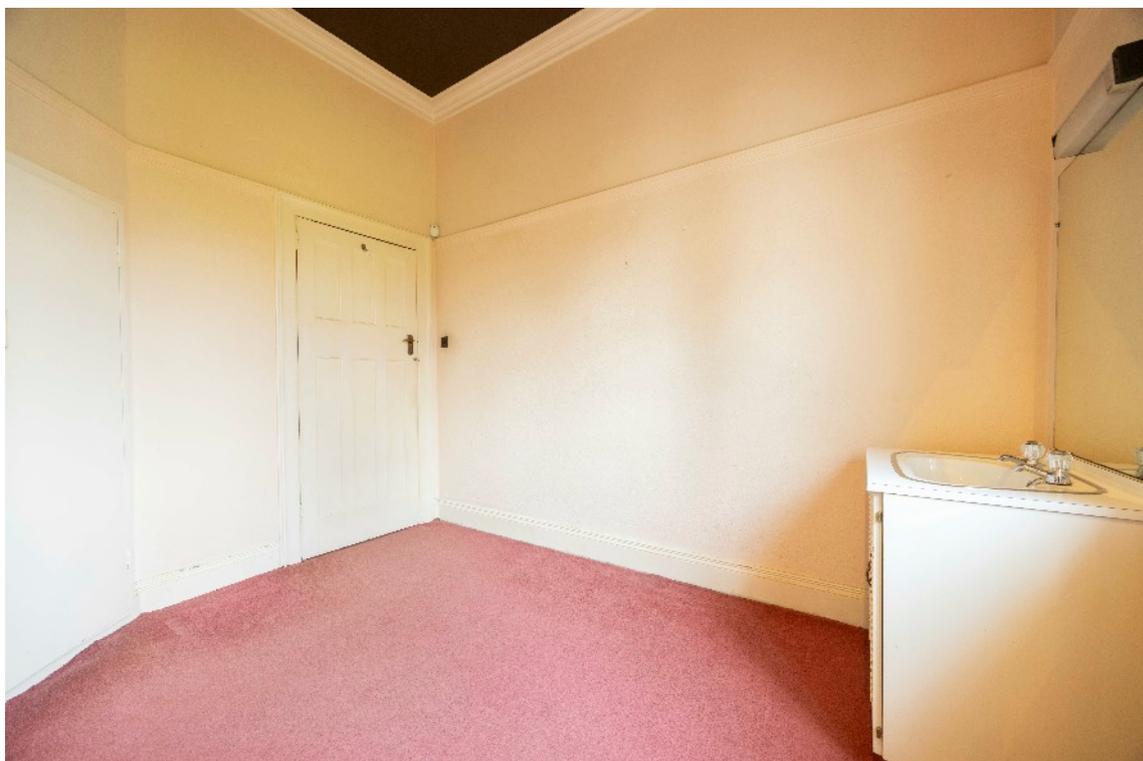
LIVING/DINING ROOM: 17' 2" x 12' 10" (5.22m x 3.91m) (at widest points). Cornice ceiling, picture rail. Twin aspect.



BEDROOM (3): 10' 11" x 10' 1" (3.32m x 3.08m) (at widest points). Cornice ceiling, picture rail. Built-in robe.



BEDROOM (2): 10' 12" x 9' 0" (3.35m x 2.74m) (at widest points). Built-in robe. Cornice ceiling, picture rail. Sink unit with cupboard underneath.



BEDROOM (1): 13' 1" x 10' 10" (3.98m x 3.29m) (at widest points). Built-in furniture including robes, cupboards, drawers and dressing table. Cornice ceiling, picture rail.



FAMILY ROOM/STUDY: 10' 11" x 9' 6" (3.33m x 2.9m) (average). (Former bedroom). Open plan to: Built-in robes and cupboards. Sink unit. Doors with glazed panels to:



SUN ROOM: 16' 5" x 13' 0" (5m x 3.97m) (at widest points). French doors to garden.



KITCHEN/BREAKFAST: 13' 12" x 10' 12" (4.26m x 3.34m) (at widest points). Range of high and low level units. sink unit. Door to:



SIDE PORCH/UTILITY: Plumbed for washing machine. uPVC door to driveway.

BATHROOM: Panelled bath, low flush wc, pedestal wash hand basin. Separate, corner shower cubicle with Mira Sport electric shower. Fully tiled walls. Shelved linen cupboard with radiator.

WC: Additional wc.



Outside

Brick pillars with timber double entrance gates to:

DRIVEWAY: Off-street parking for several vehicles.

FRONT GARDEN: In lawn with border beds and boundary hedging to front. Variety of plants, trees and flowering shrubs.

DETACHED GARAGE: 18' 4" x 12' 2" (5.58m x 3.7m) Up and over door, power and light.

Pedestrian door to side. Work bench.

REAR GARDEN: Lawned areas interspersed with paths. Excellent degree of maturity afforded by plants, trees and flowering shrubs. Patio and sitting areas. PVC oil tank. Outside tap.



Location:

Runs between the Hollywood Road at St Mark's Church and Circular Road near Belmont Park/CYMS.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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