



Recently refurbished by the current owner, this deceptively spacious home requires the purchaser to do little except move in and enjoy their new home and its superb location.

A short stroll to Belmont Road, Ballyhackamore village and the Hollywood Road with their array of supermarkets, independent retailers and eateries, there is also an excellent range of schooling for all ages.

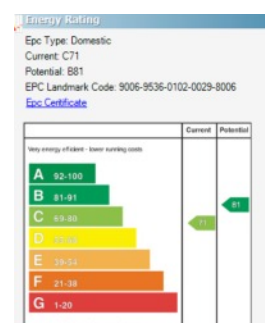
With its sun room and floored roofspace, the layout offers an appealing versatility. Families and those now working from home are well-catered for.

It is only upon internal inspection that one can appreciate all this delightful semi has to offer.

Offers Over £365,000

71 Sydenham Avenue,
Belmont,
BELFAST,
BT4 2DL

Viewing by
appointment with
& through agent
028 9065 0000





- Well-proportioned & presented semi detached villa
- 3 bedrooms
- Living room
- Separate family /Dining room
- Additional sun room
- Recently installed modern kitchen
- Bathroom with white suite, separate shower
- Additional WC downstairs
- Floored roofspace: Ideal home office etc
- Large garage with electric door & utility area
- New double glazed windows (in 2025)
- New internal doors, architraves, skirtings & balustrade
- Gas fired central heating with new boiler (also 2025)
- Ample, off-street parking
- South facing, low maintenance rear garden
- Close to excellent schools, amenities, eateries & public transport routes

The Property Comprises:

Ground Floor

uPVC front door with leaded, double glazed inset to . . .

RECEPTION HALL: Ceramic tiled floor.

CLOAKROOM: Wash hand basin with storage underneath, low flush wc.

Part panelled, tongue and groove walls.

LIVING ROOM: 12' 8" x 10' 7" (3.86m x 3.23m) Solid wooden flooring.



FAMILY/DINING ROOM: 12' 3" x 10' 7" (3.74m x 3.23m) Solid wooden flooring.



French door to . . .

SUN ROOM: 11' 9" x 9' 5" (3.57m x 2.88m) Ceramic tiled floor, feature brick walls, patio door to garden.



KITCHEN: 16' 10" x 9' 1" (5.14m x 2.76m) Modern range of high and low level units with quartz work surfaces. Underhung 1.5 bowl stainless steel sink unit. Integrated Kenwood dishwasher. Four ring hob with extractor fan over, underbench double oven. Ceramic tiled floor. Door to side. Understairs storage cupboard. Worcester gas boiler (installed 2025). Cloaks space.



First Floor

BEDROOM (1): 12' 8" x 10' 8" (3.87m x 3.24m)



BEDROOM (2): 12' 3" x 10' 8" (3.74m x 3.24m)



BEDROOM (3): 9' 0" x 7' 5" (2.75m x 2.27m)



BATHROOM: White suite comprising roll-top bath on claw feet. Separate corner shower cubicle with Mira shower. Wash hand basin with storage underneath. Low flush wc. Chrome heated towel rail. Fully tiled walls, ceramic tiled floor.



LANDING: Access via pull-down folding ladder to . . . ROOFSPACE: 15' 7" x 11' 6" (4.75m x 3.5m) Floored and sheeted with Velux window. Power, light and heat. Further storage cupboards with access to eaves.



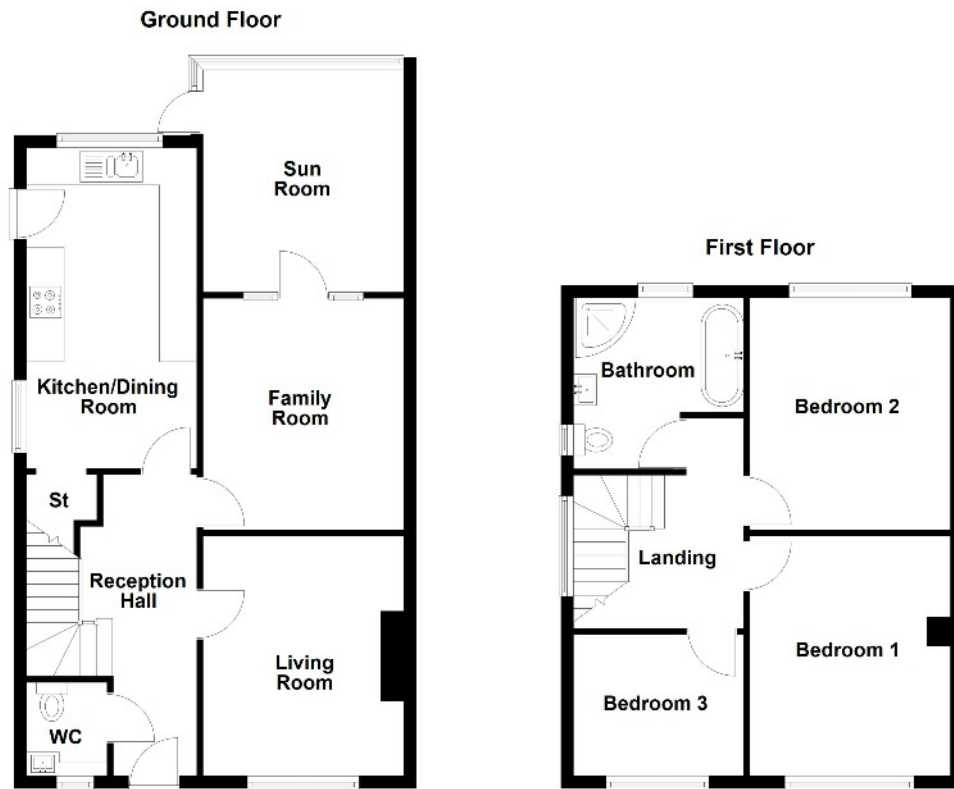
Outside

Driveway to front and side with off-street parking for several vehicles.

DETACHED BRICK GARAGE: 24' 11" x 9' 11" (7.6m x 3.02m) Electric, roller shutter door. Double glazed windows and door to garden. Range of cupboards. UTILITY AREA plumbed for washing machine and space for tumble dryer.

REAR GARDEN: South-facing and fully enclosed, laid in artificial grass. Paved pathway.





71 Sydenham Avenue, Belfast

Location:

Coming past shops on Belmont Road countrybound, turn left after Earlswood Road junction into Clonallon Gardens. Continue to bottom and turn right onto Sydenham Avenue. Property is on the right hand side.

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com

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