



Recently renovated to an exacting standard, this stylish semi features a double storey extension.

The well-appointed, bright kitchen is open plan to casual living and dining areas. It then opens out on to the landscaped rear garden making it an ideal focal point for modern living.

The master bedroom features a contemporary ensuite shower room and there is also a downstairs wc.

With a range of excellent local schools and amenities in both Belmont and Ballyhackamore being within walking distance, the location enjoys a superb convenience.

Recent sales in this popular locality have proved to be very popular so we would recommend viewing at the earliest opportunity.

Offers Over
£325,000

70 Sydenham Avenue,
Belmont,
Belfast,
BT4 2DS

Viewing by
appointment with
& through agent
028 9065 0000

- Superb, Bay-Fronted Semi-Detached Home
- Beautifully Presented Throughout
- Lounge with Wood Burning Stove
- Modern Kitchen with Appliances & Island Unit, Open to:
- Living & Dining Area, French doors to rear
- Three Well-Proportioned Bedrooms, Principal with Ensuite
- Family Bathroom on First Floor
- Downstairs Cloakroom / W.C.
- GFCH / uPVC Double Glazing Throughout
- Enclosed Rear Garden with Sunny Aspect
- Parking to Front
- Walking Distance to Belmont & Ballyhackamore Villages
- Excellent Transport Links to Belfast City Centre



The Property Comprises:

Ground Floor

COVERED ENTRNACE PORCH: Composite front door with leaded glass insets.

HALLWAY: Engineered wood flooring.

LIVING ROOM: 12' 5" x 11' 7" (3.79m x 3.53m) (Into bay). Heritage wood-burner on slate hearth. Floating mantle. Engineered wood flooring.

CLOAKROOM / W.C: Low flush wc, wash hand basin with tiled splashback. Chrome heated towel rail, feature tiled floor.

KITCHEN/FAMILY/DINING: 19' 0" x 15' 1" (5.8m x 4.6m) Modern range of high and low level units, integrated appliances including four ring hob with extractor fan over. Stainless steel oven, washer-dryer, dishwasher, fridge, freezer, single drainer sink unit with mixer tap. Display shelves and wine rack. Engineered wood flooring, feature radiators. Open plan casual living and dining areas. French doors to deck and garden. Access to cupboard under stairs.

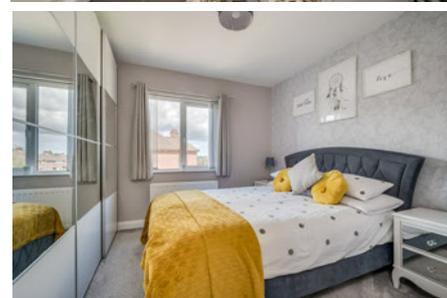


First Floor

BATHROOM: White suite comprising panelled bath with rain head shower over and additional telephone hand shower, screen. Low flush wc, wash hand basin with storage underneath. Chrome heated towel rail, fully tiled walls, ceramic tiled floor. Spotlights.



PRINCIPAL BEDROOM: 12' 4" x 10' 10" (3.76m x 3.3m) (At widest points). Outlook to rear. Door to:



ENSUITE SHOWER ROOM: Comprising tiled shower cubicle with rain head shower and additional telephone hand shower. Wash hand basin with tiled splashback and storage underneath. Low flush wc, chrome heated towel rail, ceramic tiled floor.



BEDROOM (2): 9' 10" x 8' 11" (3m x 2.71m) (At widest points). Built-in cupboard with Worcester Bosch natural gas boiler. Outlook to front.



BEDROOM (3): 9' 8" x 8' 3" (2.94m x 2.51m)

Outside

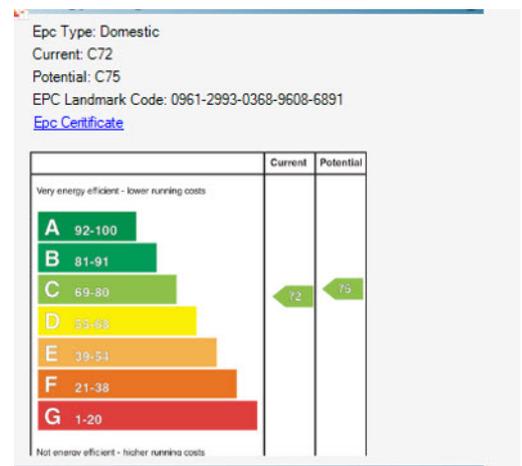
FRONT: Tarmac driveway with off-street parking for two vehicles. Beds laid in stones with adjacent flagged patio area and white tiling at front door. Gate to:

FULLY ENCLOSED REAR GARDEN: Lawn with flagged patio area. Flowerbeds laid in bark chips with plants. Raised timber deck. Outside light.



Location:

Travelling from the Holywood Road into Belfast, turn left at St Marks Church onto Sydenham Avenue and No. 70 is located on the left hand side just after the turning for Edgcumbe Gardens, before Norwood Avenue.



- Ballyhackamore - 028 90 65 0000
- Lisburn Road - 028 90 66 3030
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

www.templetonrobinson.com



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