



Constructed in 2013 to an excellent specification, this immaculately presented townhouse will appeal to those seeking a high-quality home with extremely low maintenance.

The property comprises living room to front along with a modern kitchen, open to dining area with daylight flooding through giving the sunny aspect to the rear. Four bedrooms, principal with ensuite and a family bathroom occupy the first and second floors. Additionally, there is a fantastic enclosed rear garden with artificial grass and patio seating area.

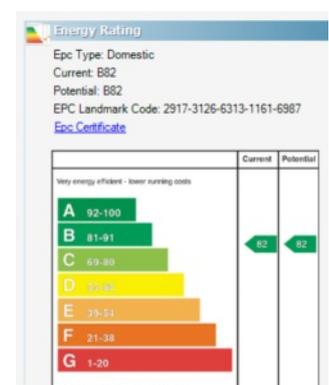
With the most popular Belmont and Ballyhackamore villages within walking distance, excellent road, rail and air transport links near at hand and a host of local amenities such as shops, schools and recreational facilities, this attractive property has everything to offer.

It is only upon internal inspection that one can appreciate all this superb, immaculate home has to offer.

Offers Over
£239,950

29 Victoria Road,
Sydenham,
Belfast, BT4 1QU

Viewing by
appointment with
& through agent
028 9065 0000



- Impressive bay-fronted Townhouse in popular residential location
- Beautifully presented throughout
- Four bedrooms over two floors
- Principal bedroom with ensuite
- Living room with feature fireplace
- Modern kitchen with appliances and casual dining area
- Utility cupboard
- Downstairs W.C.
- Main family bathroom on first floor
- GFCH / uPVC double glazing throughout
- Designated, private car park spot
- Flexible accommodation over three floors
- Enclosed rear garden with sunny aspect
- Walking distance to Belmont and Ballyhackamore Villages
- Excellent transport links to Belfast City Centre

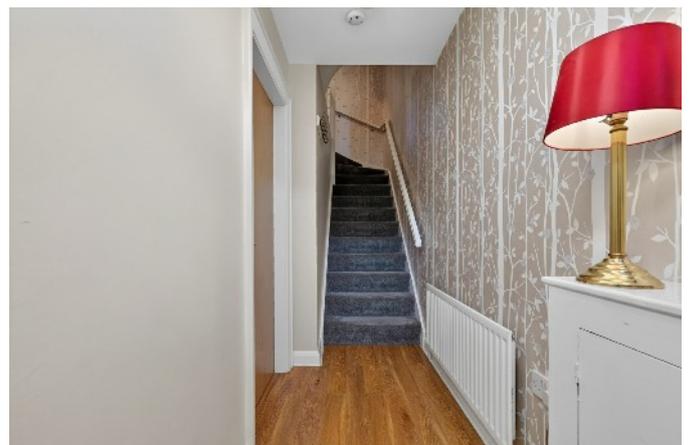


The Property Comprises:

Ground Floor

uPVC front door.

ENTRANCE HALL: Wood effect flooring.



LIVING ROOM: 15' 8" x 10' 6" (4.77m x 3.21m) (into bay). Wood effect floor, feature electric fire.



KITCHEN/DINING: 16' 1" x 14' 2" (4.91m x 4.32m) Modern range of high and low level units, work surfaces, stainless steel single sink unit with mixer tap, underbench oven, four ring hob, extractor fan, integrated fridge/freezer, integrated dishwasher, tiled splashback. Housing for gas boiler, tiled flooring. Casual dining area. Sliding glazed doors to rear.



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UTILITY CUPBOARD: Plumbed for washing machine, space for tumble dryer, shelving, tiled floor.

DOWNSTAIRS W.C.: Dual flush wc. Floating wash hand basin with mixer tap, tiled flooring.



First Floor

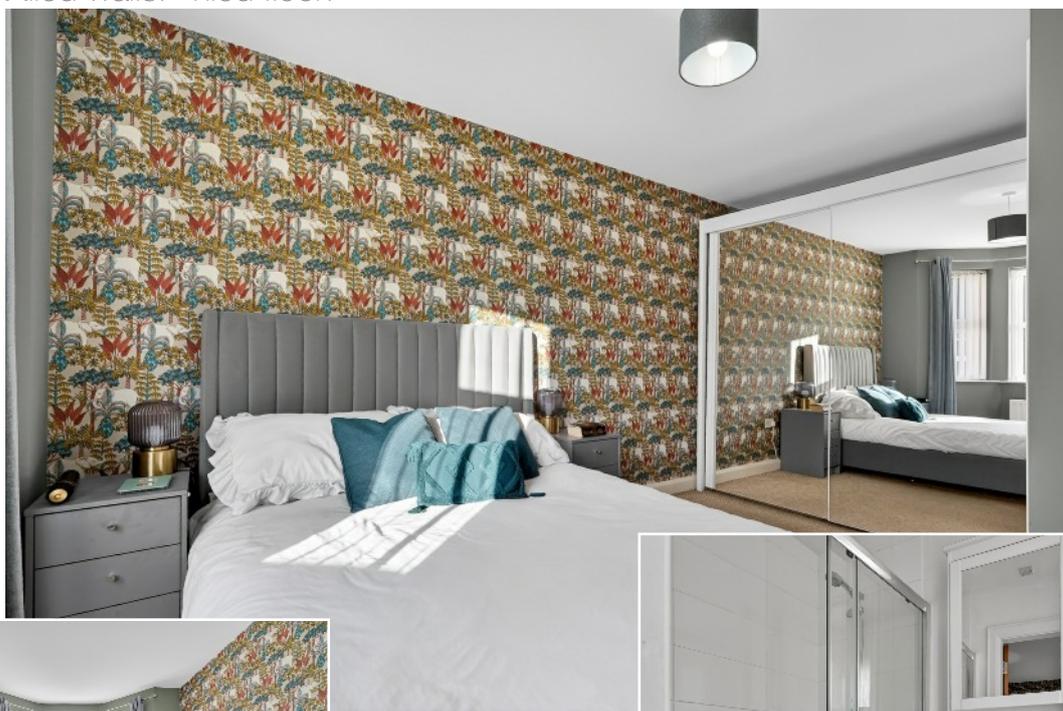
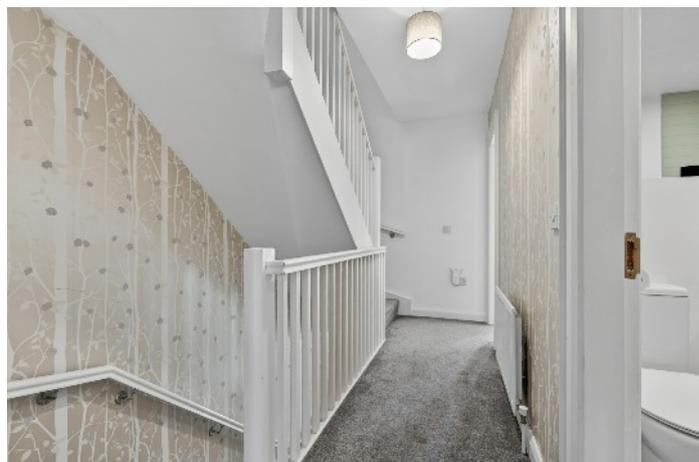
LANDING:

PRINCIPAL BEDROOM: 14' 3" x 9' 10" (4.34m x 2.99m) (into bay). Free-standing wardrobes.

Door to:

ENSUITE SHOWER ROOM: White suite comprising dual flush wc, vanity unit with ceramic sink and mixer tap, splashback.

Double shower cubicle with thermostatic shower. Part tiled walls. Tiled floor.



BEDROOM (2): 14' 2" x 8' 11" (4.32m x 2.72m) Dual aspect.



BATHROOM: White suite comprising dual flush wc, floating was hand basin with mixer tap. Panelled bath with mixer tap, shower and glass screen. Wall-mounted mirror. Tiled walls, tiled flooring, spotlights.

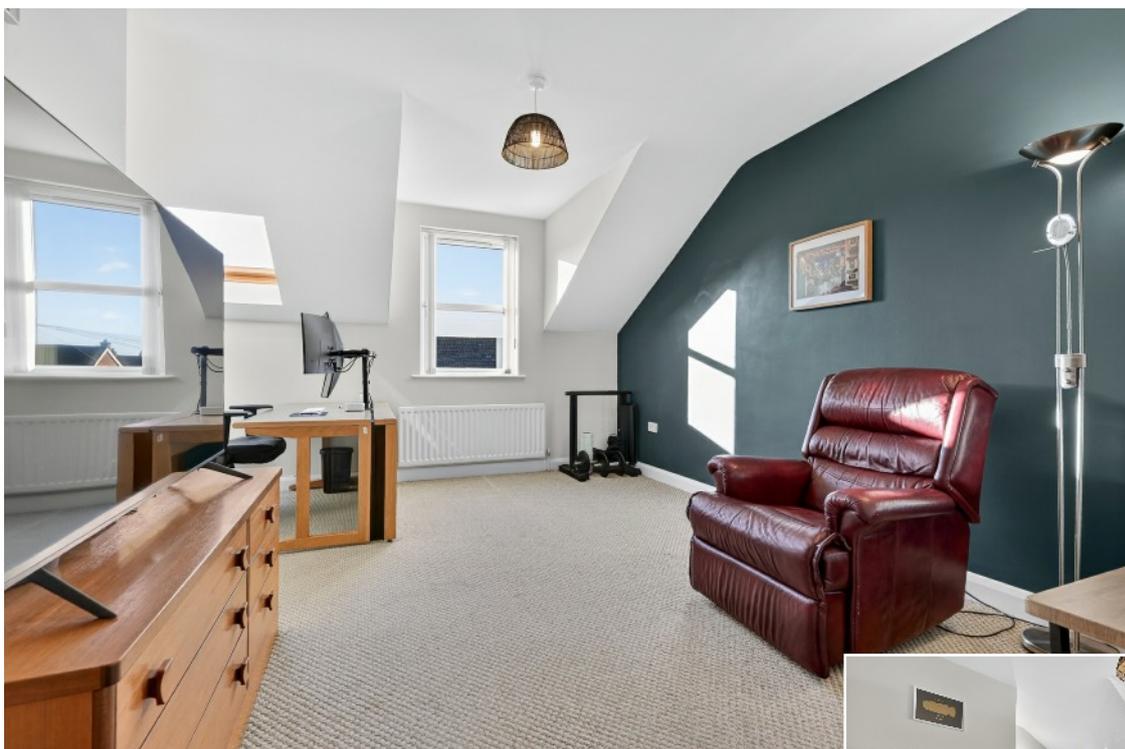


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Second Floor

LANDING: Access to roofspace. Large storage cupboard.

BEDROOM (3)/FAMILY ROOM: 15' 3" x 10' 11" (4.64m x 3.32m)



BEDROOM (4): 14' 2" x 10' 8" (4.32m x 3.26m) Skylight window.

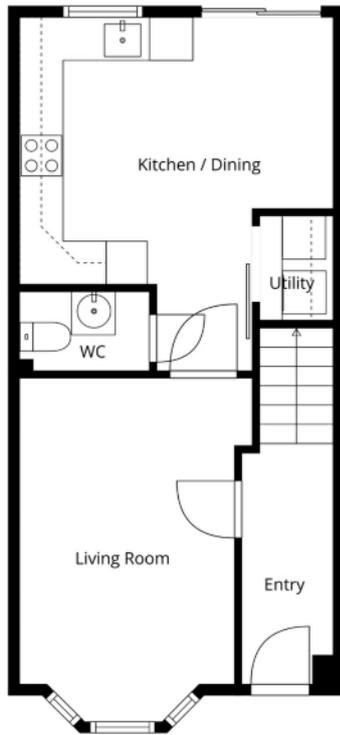


Outside

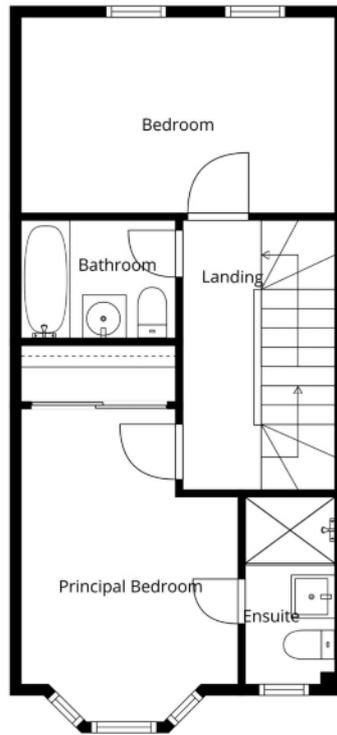
REAR GARDEN: Enclosed rear garden laid in artificial grass. Paved patio area. Outside light and tap.



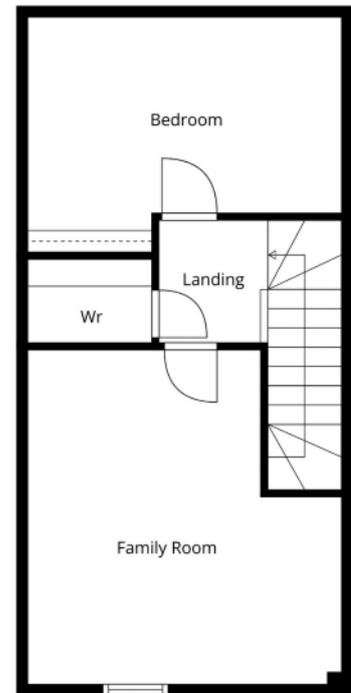
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1st Floor



2nd Floor



3rd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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Location:

Travelling countrybound on the Holywood Road, turn left into Palmerston Road, follow the road round and Victoria Road is the third turn on your left.

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