



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



14 SYDENHAM AVENUE, BELFAST, BT4 2DR

OFFERS AROUND £699,950

Located on the ever-popular Sydenham Avenue, this impressive period home offers generous family accommodation and a wealth of original character throughout. From the moment you arrive, the property's charm is evident, with mature, well-tended gardens to the front and rear, a sweeping driveway, ample parking and a detached double garage complemented by useful outbuildings.

The accommodation begins with an entrance porch leading into a welcoming reception hall with tiled flooring and a striking stained glass window, setting the tone for the craftsmanship found throughout. A cloakroom with storage and wash hand basin and a separate WC add practicality. The principal reception rooms are both elegant and spacious, featuring attractive fireplaces, bay windows, cornice detailing and, in one room, an impressive coffered ceiling. Original hardwood flooring enhances the dining room, while the living room and additional reception space provide flexibility for modern family living.

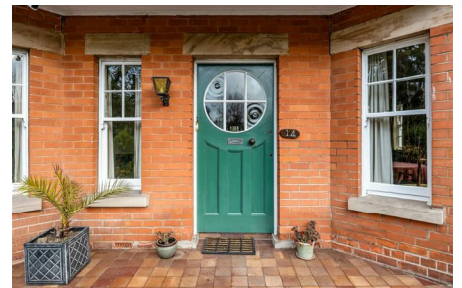
The kitchen and breakfast room offer a range of units, complemented by a rear porch incorporating a shower area, ideal for busy households. Upstairs, the first floor offers five well-proportioned bedrooms, many retaining original fireplaces and decorative cornice ceilings, alongside a family bathroom and separate WC. The second floor provides further versatility with a study, luggage room and additional storage, ideal for home working or hobbies.

Original sash windows, stained glass features and period details are found throughout, beautifully balanced with the comfort of oil fired heating. This is a rare opportunity to acquire a substantial, character-filled home in a highly regarded Belfast location, offering space, elegance and timeless appeal.



Key Features

- Impressive Period Residence On Located on Sydenham Avenue Belfast
- Elegance Reception Rooms With Bay Windows And Fireplaces
- Kitchen Breakfast Room With Rear Porch And Shower Area
- Detached Double Garage Driveway Parking And Outbuildings
- Abundance Of Original Features Including Cornice Ceilings Sash And Stained Glass Windows
- Five Well Proportioned Bedrooms Across First Floor With Additional Upper Level Accommodation
- Oil Fired Heating And Traditional Layout Throughout
- Mature Gardens To Front And Rear With Lawns And Planting



Accommodation Comprises

Entrance Porch

Reception Hall

Tiled flooring, feature stained glass window, cloakroom with storage and wash hand basin and separate WC.

Lounge

16'3 x 16'

(Into Bay)

Attractive fireplace with tiled inset and heart, cornice and coffered ceiling.

Dining Room

18'5 x 13'

(Into Bay)

Original hardwood flooring, attractive fireplace with tiled inset and hearth, cornice ceiling.

Living Room

15'5 x 11'2

(Into Bay)

Kitchen/Breakfast Room

11' x 10'9

Excellent range of high and low level units, single drainer stainless steel sink unit, partly tiled walls.

Rear Porch

10' x 5'9

Shower cubicle with electric shower.

First Floor

Bedroom 1

15'5 x 13'

Tiled fireplace, cornice ceiling

Bedroom 2

13'2 x 12'5

Cast iron fireplace.

Bedroom 3

12'9 x 10'6

Cast iron fireplace, cornice ceiling.

Bedroom 4

12'2 x 11'2

Bedroom 5

11' x 8'

Bathroom

Coloured suite comprising: Panelled bath with telephone hand shower, pedestal wash hand basin, partly tiled walls, hot press.

WC

Low flush WC, partly tiled walls.

Second Floor

Study

14'8 x 13'

Luggage Room

21' x 7'

Storage Room

11' x 9'8

Garage

20'7 x 15'5

Electric up and over door, power and light.

Outside

Various outbuildings including boiler house with oil fired boiler, high flush WC and storage area. Driveway to front leading to parking area and detached double garage. Mature well cared for gardens to front and rear with lawn, paving, mature trees, shrubs and vegetable patch.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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