



Immaculately and stylishly presented throughout, this fantastic end townhouse is sure to appeal to a range of buyers looking for a home to move straight into.

With well-proportioned accommodation over three storeys, the current owner has converted one of the bedrooms into a beautiful sitting room giving you the option of an additional reception.

Externally there is a good-sized rear patio with sitting area plus an additional covered sitting area and storage.

Located in the heart of Belmont with its array of shops, cafes and amenities, Ballyhackamore is also within short stroll.

Early viewing highly recommended.

Offers Over
£235,000

2 Sydenham Drive,
BELFAST,
BT4 2AX

Viewing by
appointment with
& through agent
028 9065 0000

- Immaculate end townhouse in popular Belmont location
- Beautiful presentation throughout
- Option of 4 double bedrooms or additional reception rooms
- Living room with multi-fuel stove, open to:
- Dining area and double doors to rear
- Modern kitchen with appliances
- Luxury bathroom on first floor
- Enclosed rear patio area with sunny aspect
- GFCH / uPVC double glazing throughout
- Walking distance to Belmont & Ballyhackmore villages
- Transport links to Belfast city centre
- Flexible accommodation
- Excellent local schooling, parks and amenities



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Wooden front door to:

ENTRANCE HALL: Tiled floor, cornice ceiling.

LIVING/DINING ROOM: 26' 3" x 12' 4" (8.0m x 3.77m) Exposed and treated floorboards.

Cornice ceiling, exposed brick fireplace with multi-fuel burning stove and slate hearth. uPVC double doors to rear. Spotlights.

KITCHEN: 11' 9" x 8' 4" (3.58m x 2.54m)

Modern range of high and low level units, work surfaces. Sink unit with mixer tap, integrated oven, five ring gas hob, extractor fan. Plumbed for washing machine, space for fridge/freezer, tiled floor. Spotlights, feature picture window.



First Floor

BEDROOM (1): 16' 1" x 11' 3" (4.91m x 3.44m)

Exposed and treated floorboards. Cornice ceiling, range of built-in wardrobes.

BEDROOM (2): 11' 6" x 9' 10" (3.51m x 3.01m)

(Currently used as wardrobe room).

BATHROOM: Luxury white suite comprising dual flush wc. Vanity unit with mixer tap, walk-in shower cubicle with matt black thermostatic shower.

Spotlights, heated towel rail.



Second Floor

BEDROOM (3): 11' 7" x 9' 11" (3.53m x 3.02m)

Laminate flooring, skylight.

BEDROOM (4): 14' 0" x 11' 4" (4.28m x 3.45m)

Currently used as additional reception room.

Laminate flooring.



Outside

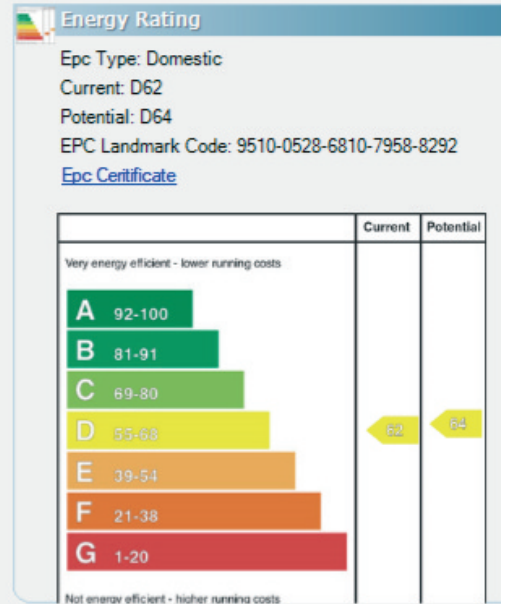
ENCLOSED REAR PATIO AREA: with lighting.

Additional covered seating area. Outside power, outside light.



Location:

Sydenham Drive lies between the Belmont Road and Edenvale Drive. No. 2 is on the right hand side. (Please note, this is a one way system).



Sizes And Dimensions Are Approximate. Actual May Vary.

- 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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