



Conveniently situated within short walking distance to shops, schools and local amenities, the property is also well positioned to avail of George Best Belfast City Airport, Sydenham Train Station and main arterial transport links for the city centre and beyond. Belmont, Ballyhackamore and Hollywood Exchange are also easily accessible.

Well maintained over recent years by its current owners, the ground floor comprises living room open to dining area, kitchen with appliances and access to rear. The first floor consists of two bedrooms and a luxury bathroom with white suite.

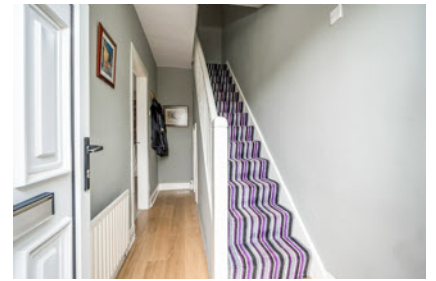
Early viewing is highly recommended to appreciate all this fine home has to offer.

Offers Over
£135,000

22 Strandburn Crescent,
BELFAST,
BT4 1LY

Viewing by
appointment with
& through agent
028 9065 0000

- Mid Terrace Property in cul-de-sac Location
- Popular Sydenham Area
- Two Well-Proportioned First Floor Bedrooms
- Living Room, Open to Dining Area
- Kitchen with Appliances & Access to Rear
- Bathroom with separate Shower Cubicle
- Gas Fired Central Heating
- Enclosed Rear Yard & Additional Enclosed Large Patio Garden
- Walking Distance to Belmont & Ballyhackamore Villages
- Excellent Public Transport Links to Belfast City Centre
- Amenities, Parks & Schools on Your Doorstep



The Property Comprises:

uPVC front door to:

Ground Floor

ENTRANCE HALL: Wood effect flooring. Understair storage.

LIVING ROOM: 13' 6" x 9' 7" (4.11m x 2.91m) Wood effect flooring. Open to:

DINING ROOM: 14' 11" x 7' 10" (4.54m x 2.40m) Wood effect flooring.

KITCHEN: 10' 12" x 6' 3" (3.34m x 1.91m) Range of high and low level units. Work surfaces. 1.5 stainless steel sink unit with chrome mixer tap. Underbench oven. 4 ring gas hob. Extractor. Plumbed for washing machine. Space for fridge/freezer. Wine rack. Tiled flooring. Tiled splashback. uPVC door to rear.



First Floor

LANDING: Access to roofspace.

PRINCIPAL BEDROOM 12' 6" x 9' 9" (3.80m x 2.98m) Wood effect flooring. Built in double wardrobe space. Dual aspect windows.

BEDROOM (2): 9' 10" x 8' 10" (3.00m x 2.68m) Wood effect flooring.

BATHROOM: White suite comprising: dual flush W.C. Panelled bath with chrome mixer tap. Separate shower cubicle with thermostatic shower. Vanity unit with ceramic sink and mixer tap. Chrome heated towel rail. Fully tiled walls. Tiled flooring. Spotlights.



Outside

Front: Enclosed front forecourt with pavers. Cast iron gate.

Rear: Fully covered rear yard area with artificial grass. Additional enclosed rear garden space with laid in pavers. Flowerbeds and surrounding hedging.



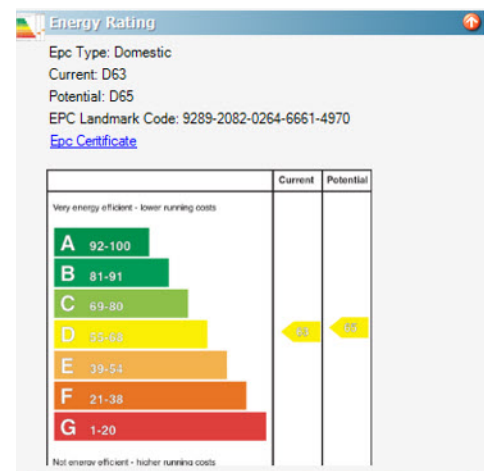
Location:

Strandburn Crescent is located off Connsbrook 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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