



Constructed to an exacting standard in 2004/2005, "Graham Villas" is a development of just four townhouses on prestigious Sydenham Avenue.

Well-presented throughout and ready for occupation, number three requires the purchaser to do little except move in and enjoy their new home and its superb location.

Deceptively spacious, the accommodation is well-proportioned throughout. The good sized principal bedroom enjoys ensuite facilities whilst the bright kitchen is large enough to incorporate a dining area.

Externally this is complemented by off-street parking and a low maintenance, south-facing back garden.

Early inspection is strongly recommended so as not to miss out.

Offers Over  
£245,000

3 Sydenham Avenue,  
BELFAST,  
BT4 2DB

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Deceptively spacious townhouse in superb location
- 3 bedrooms
- Spacious principal bedroom with ensuite shower room
- Living room with fireplace & solid oak flooring
- Modern kitchen with appliances & casual dining area
- Bathroom with white suite
- Additional WC downstairs
- Gas central heating
- Double glazed throughout
- Alarm system
- No onward chain
- Off-street parking to front
- South-facing rear garden
- Walking distance to Belmont, Ballyhackamore & excellent local amenities

The Property Comprises:

## Ground Floor

Hardwood, double glazed front door to . . .

ENCLOSED ENTRANCE PORCH: Ceramic tiled floor. Internal door to . . .

LIVING ROOM: 15' 7" x 12' 1" (4.75m x 3.68m) Cornice ceiling. Attractive granite fireplace and hearth with contemporary electric fire, timber surround. Solid oak flooring.



REAR HALL: Solid oak flooring, cornice ceiling.

CLOAKROOM: Wash hand basin with tiled splash back, low flush wc. Ceramic tiled floor.

KITCHEN/DINING: 15' 7" x 9' 9" (4.75m x 2.98m) Range of high and low level units. Integrated four ring gas hob with extractor fan over and underbench oven. Single drainer sink unit with mixer tap. Integrated dishwasher, fridge and freezer. Part tiled walls, ceramic tiled floor, cornice ceiling.

CASUAL DINING AREA: French doors to patio. Plumbed for washing machine. Access to understairs storage cupboard.



## First Floor

PRINCIPAL BEDROOM: 17' 9" x 12' 2" (5.4m x 3.72m) (at widest points) and into built-in robes with mirror-fronted sliding doors. Door to . . .

ENSUITE SHOWER ROOM: Corner shower cubicle, low flush wc, pedestal wash hand basin with back-lit sensor mirror above. Fully tiled walls, ceramic tiled floor.



BEDROOM (2): 10' 0" x 8' 10" (3.06m x 2.68m)



BEDROOM (3): 9' 11" x 8' 8" (3.02m x 2.63m)



BATHROOM: White suite comprising panelled bath with telephone hand shower, pedestal wash hand basin, low flush wc. Fully tiled walls, ceramic tiled floor.



LANDING: Shelved linen cupboard with natural gas boiler. Access via pull-down ladder to partly-floored roofspace with light.



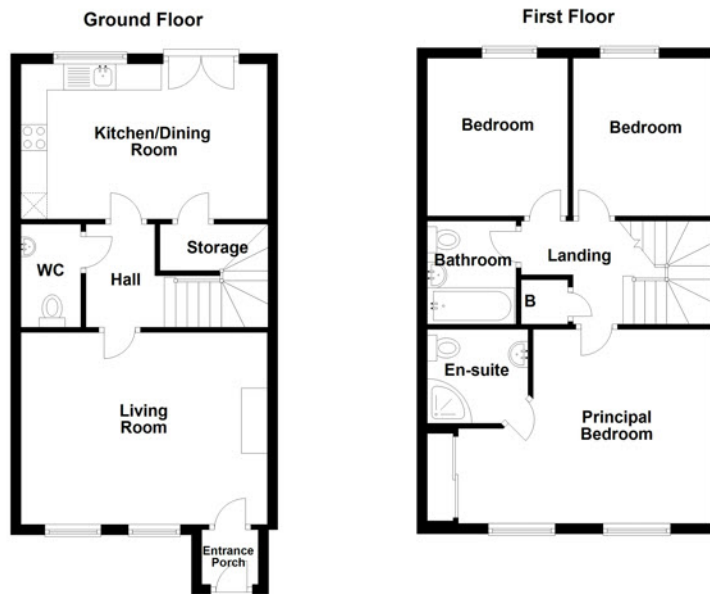
## Outside

FRONT: Allocated parking space (one directly opposite front door by front, boundary wall).

REAR: Enclosed, south facing rear garden. Attractively paved with bed laid in stones. Gate for bin access etc (with alleyway to front). Outside light and tap.



Telephone 028 9065 0000  
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Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

**3 Sydenham Avenue, Belfast**

## Location:

From Strand Cinema intersection with Belmont Road, head away from town on Holywood Road. Sydenham Avenue is second on the right (just before church). Property is on right hand side - "Graham Villas", after Dehra Grove.

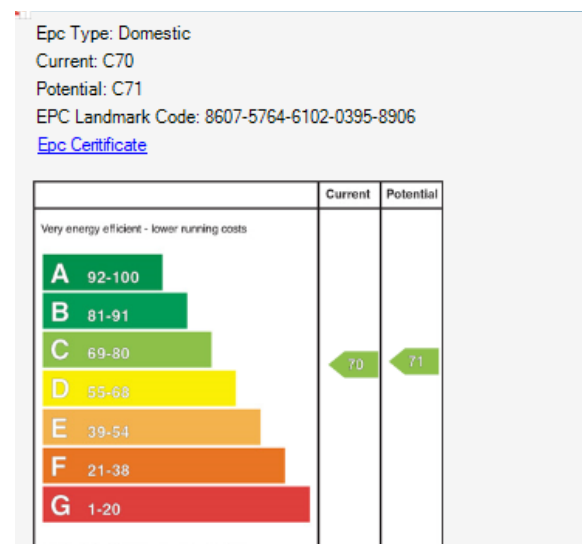
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