



Situated in the heart of Belmont Village, this good-sized town terrace would be perfect for a range of purchasers wishing to avail of the area's renowned schools and amenities.

There are four bedrooms over two floors, the top floor bedroom features an ensuite shower room and also an additional W.C.

Externally the rear yard can encompass a sitting area making it ideal for those sunnier days. Additionally, there is a fantastic outhouse with utility/working area with power and light and access to a W.C.

With a range of excellent shops, amenities and eateries practically on your doorstep, Ballyhackamore is also within a short stroll.

Early viewing is highly recommended so as not to miss out on this stylish, town terrace.

Offers Over  
£199,950

28 Sydenham Drive,  
Belfast,  
BT4 2AX

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Excellent, Townhouse in Popular Residential Location
- Four Bedrooms, Spread over two Floors
- Top Floor Bedroom with Ensuite
- Living Room with Bay Window & Feature Fireplace
- Separate Lounge/Dining Room
- Kitchen with Breakfast Bar Area
- Bathroom on First Floor
- Additional W.C on Second Floor
- Enclosed Rear Yard
- Outhouse with Power + Light & Toilet, Ideal working from Home Space
- Walking Distance to Belmont & Ballyhackamore
- Excellent Transport Links to Belfast City Centre
- No Onward Chain



The Property Comprises:

COVERED ENTRANCE PORCH uPVC front door with glazed insets.

Ground Floor

ENTRANCE HALL: Wood effect laminate flooring.



LIVING ROOM: 14' 7" x 11' 3" (4.440m x 3.438m) (Into bay) Cornice ceiling. Picture rail. Wood effect laminate flooring. Feature fireplace with wooden surround and tiled hearth.



LOUNGE/DINING: 11' 6" x 11' 5" (3.506m x 3.468m) Wood effect flooring. Feature fireplace with wooden surround.



KITCHEN: 10' 11" x 9' 1" (3.331m x 2.764m) Range of high and low level units, laminate work surfaces. 1.5 stainless steel sink unit with chrome mixer tap. Underbench oven, 4 ring gas hob. Extractor fan. Feature vertical radiator. Plumbed for washing machine, space for tumble dryer. Space for fridge/freezer. Breakfast bar area. Fully-tiled walls. Ceramic tiled floor.



## First Floor

LANDING: Hotpress cupboard with housing for gas combi boiler.

BATHROOM: White suite comprising: dual flush W.C. Pedestal wash hand basin with chrome mixer tap. Panelled bath with chrome mixer taps. Glazed shower cubicle with electric shower unit. Part-tiled walls. Ceramic tiled floor.





PRINCIPAL BEDROOM 15' 5" x 11' 10" (4.709m x 3.599m) Outlook to front. Cornice ceiling. Picture rail. Vanity unit with ceramic sink and chrome mixer tap.



BEDROOM (2): 11' 6" x 8' 11" (3.507m x 2.725m) Vanity unit with ceramic sink and chrome mixer tap.



Second Floor

BEDROOM (3): 15' 1" x 11' 6" (4.601m x 3.513m)



Door to:

ENSUITE SHOWER ROOM: White suite comprising: dual flush W.C. Pedestal wash hand basin with chrome mixer tap. Shower cubicle with thermostatic shower unit. Part-tiled walls. Ceramic tiled floor.



BEDROOM (4): 11' 5" x 8' 9" (3.468m x 2.676m) Skylight window.

SEPARATE WC: Electric toilet. Sink unit with chrome mixer tap.

OUTSIDE: Enclosed rear yard with seating area and raised deck area.

OUTHOUSE 8' 10" x 6' 9" (2.682m x 2.058m) Power and lght. Tiled floor. Wooden tongue and groove ceiling. uPVC front door. Wooden door to W.C.

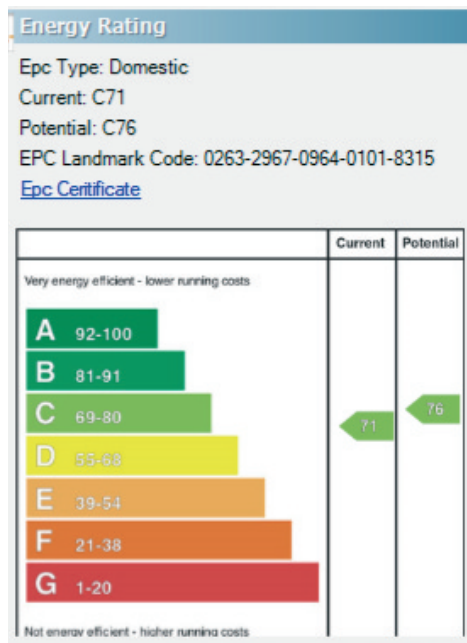






Location:

Sydenham Drive lies between the Belmont Road and Edenvale Drive. No. 28 is on the right hand side. (Please note, this is a one way system).



Belfast Branches

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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