



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

29 Victoria Road,  
Sydenham,  
Belfast,  
County Antrim, BT4

Guide Price: £249,950

Reeds Rains

reedsrains.co.uk



29 Victoria Road, Sydenham, Belfast, County Antrim, BT4  
**Guide Price: £249,950**

EPC Rating: B

This beautiful red brick bay fronted townhouse offers deceptively generous accommodation over three floors.

Finished to an exceptionally high standard throughout, this stunning home will no doubt cater the needs for many prospective buyers.

Of particular note is the four excellent double bedrooms, master with en-suite shower room and off street car parking to rear. A rare find in todays market.

This very desirable location falls within walking distance to local shops, parks and regular public transport links via bus & rail.

In addition, both Belmont & Ballyhackamore Villages are close by, Tesco Superstore at Knocknagoney and Belfast City Centre are all easily accessible.

This unique home needs to be internally inspected to appreciate the many selling points on offer.

**Composite Front Door To...**

**Entrance Hall**

Laminated wooden flooring.

**Lounge**

16'4" x 10'8" (4.98m x 3.25m)  
At widest points. Into bay window. Wall mounted feature electric fire place. Laminated wooden flooring.

**Stunning Shaker Style Fitted Kitchen Open Plan To Dining Area**

16'2" x 14'3" (4.93m x 4.34m)  
At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high

and low level units with wood effect work surfaces and up stand. Stainless steel door furniture. Integrated four ring electric hob and built in oven with chimney extractor hood. Integrated fridge / freezer. Integrated dishwasher. Built in storage cupboard with gas fired boiler. Partly tiled walls. Recessed spotlighting. Ample dining area. Ceramic tiled flooring. Large under stairs storage area with shelving, plumbing for washing machine and space for tumble dryer. uPVC sliding door to enclosed rear garden.

**Downstairs Dual Flush W/C**

Semi pedestal wash hand basin with dual mixer tap and tiled splash back. Extractor fan. Ceramic tiled flooring.

**First Floor**

**Bedroom One**

17'4" x 10' (5.28m x 3.05m)  
At widest points. Into bay window.

**En-Suite Shower Room**

Comprising fully tiled shower cubicle with thermostatically controlled shower unit with telephone hand shower. Vanity unit with inset sink and chrome dual mixer tap with tiled splash back. Dual flush w/c. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

**Bedroom Two**

14'9" x 8'9" (4.5m x 2.67m)

**White Bathroom Suite**

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Shower screen. Semi pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

**Second Floor**

**Bedroom Three**

15'11" x 14'3" (4.85m x 4.34m)  
At widest points. Dual velux windows.

**Bedroom Four**

14'4" x 11'3" (4.37m x 3.43m)  
At widest points. Velux window.

**Landing**

Large built in storage cupboard. Access to roof space.

**Outside**

Forecourt to front. Enclosed private easy to maintain rear garden bordered by fencing in paved patio area and lazy lawn. Outside tap / light. Allocated car parking space to rear.

**CUSTOMER DUE DILIGENCE**

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds

For full EPC please contact the branch.

(Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and