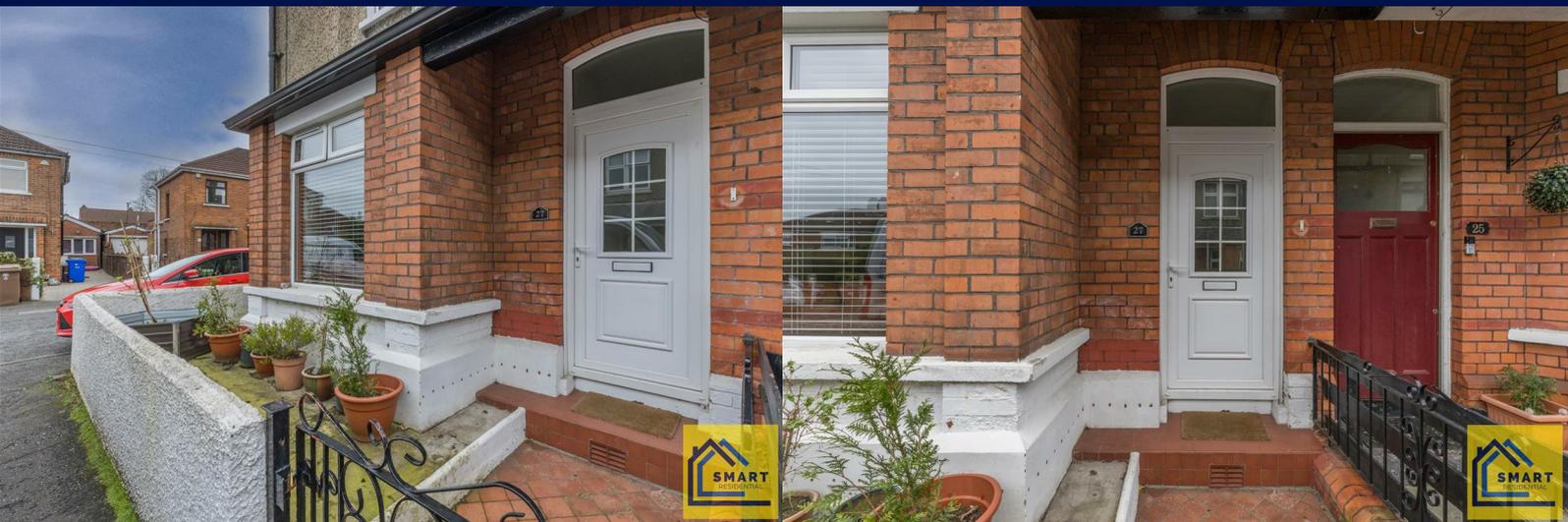




## 27 Sydenham Drive

Belfast, BT4 2AX

Offers in the region of £239,950



# 27 Sydenham Drive

, Belfast, BT4 2AX

Offers in the region of £239,950



uPVC Front Door

Hallway

Laminated wooden floor

Living Room

13'4" x 11'6" (4.07 x 3.51)

Feature brick fireplace with wood burning stove, laminated wooden flooring, picture rail

Dining Room

12'6" x 11'8" (3.82 x 3.56)

Feature brick fireplace and slate hearth. picture rail

Kitchen

11'0" x 8'5" (3.36 x 2.57)

Excellent range of high and low level units with stainless steel door furniture and laminated work surfaces. One and half bowl stainless steel sink unit with chrome mixer taps. Four ring ceramic hob and built in electric oven, stainless steel and glass chimney extractor. Partly tiled walls, space for dishwasher and space for fridge freezer, Recessed low voltage lights and ceramic tiled floor.

First floor landing

Bedroom 1

16'11" x 11'3" (5.16 x 3.44)

Bedroom 3

11'3" x 9'10" (3.44 x 3.02)

Bathroom

8'11" x 8'5" (2.72 x 2.57)

Bathroom with white suite comprising panelled bath with chrome taps, low flush WC, pedestal wash hand basin with chrome taps. Fully tiled shower cubicle with electric shower, partly tiled walls and ceramic tiled floor

Second floor landing

Bedroom 2

16'6" x 11'4" (5.05 x 3.47)

Bedroom 4

11'4" x 9'7" (3.47 x 2.94)

OUTSIDE

Spacious rear area covered with garage roller door, excellent storage plumbed for washing machine, light and power.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of SMART Residential (SMART Residential is a trading name of SRNI Ltd) has the authority to make or give any representation or warranty in respect of the property.



## Road Map



## Hybrid Map



## Terrain Map



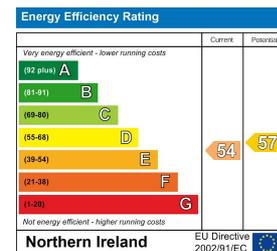
## Floor Plan



## Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.