



13 Sydenham Drive

Belfast, BT4 2AX

Offers in the region of £239,950



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Hallway

A welcoming entrance porch featuring a decorative glass panel displaying the house number, which leads into a hallway and tile effect flooring..

Living Room

14'10" x 12'2" (4.52m x 3.71m)

The living room offers an exposed brick chimney breast housing a traditional wood-burning stove. The room benefits from herringbone wood effect flooring and plenty of natural light through a bay window.

Dining Room

12'2" x 11'6" (3.71m x 3.51m)

The dining room provides a sociable space with another exposed brick chimney breast and wood-burning stove. The dining area features dark wood flooring and French doors that open onto the rear courtyard

Kitchen

14'0" x 8'6" (4.27m x 2.59m)

The kitchen features a U-shaped arrangement of dark cabinetry with wood-effect work surfaces and a black sink beneath a window overlooking the courtyard. The exposed brick walls add character, while a glazed door leads directly outside. The kitchen is equipped with an oven, stove, and space for appliances, with dark wood flooring continuing throughout.

Utility Room

11'6" x 6'3" (3.51m x 1.91m)

The utility room, is directly outside to the rear courtyard area. This space serves well for laundry and additional storage needs.

Landing

The first-floor landing connects the bedrooms and the shower room.

Bathroom

The shower room is tiled with white subway tiles and exposed brick feature wall and includes a WC, wash basin, and a walk-in shower enclosure with a modern chrome heated towel rail.

Bedroom 1

15'9" x 11'6" (4.80m x 3.51m)

Bedroom 1 is a spacious double room with wood flooring and a feature fireplace.

Bedroom 3

11'6" x 9'7" (3.51m x 2.92m)

Bedroom 3 is a cosy room on the first floor and features wood-effect flooring and neutral decor, making it versatile for use as a bedroom or study space.

Bedroom 2

15'9" x 11'6" (4.80m x 3.51m)

Bedroom 2 is a large room set on the top floor with wood-effect flooring and a traditional cast iron fireplace.

Bedroom 4

11'6" x 9'7" (3.51m x 2.92m)

Bedroom 4 is a smaller double bedroom on the top floor featuring a skylight window.

Rear Garden

The rear courtyard offers a private outdoor space with decking and white-painted brick walls. It is accessed directly from the dining room and kitchen, providing a pleasant area for outdoor dining or relaxing with excellent storage and utility area

DISCLAIMER

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Road Map



Hybrid Map



Terrain Map



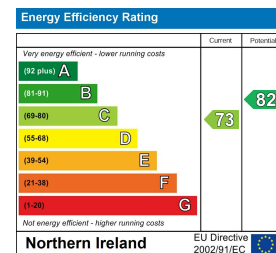
Floor Plan



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



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