

# Dougan

RESIDENTIAL

Telephone 028 9030 8855  
[douganproperty.com](http://douganproperty.com)

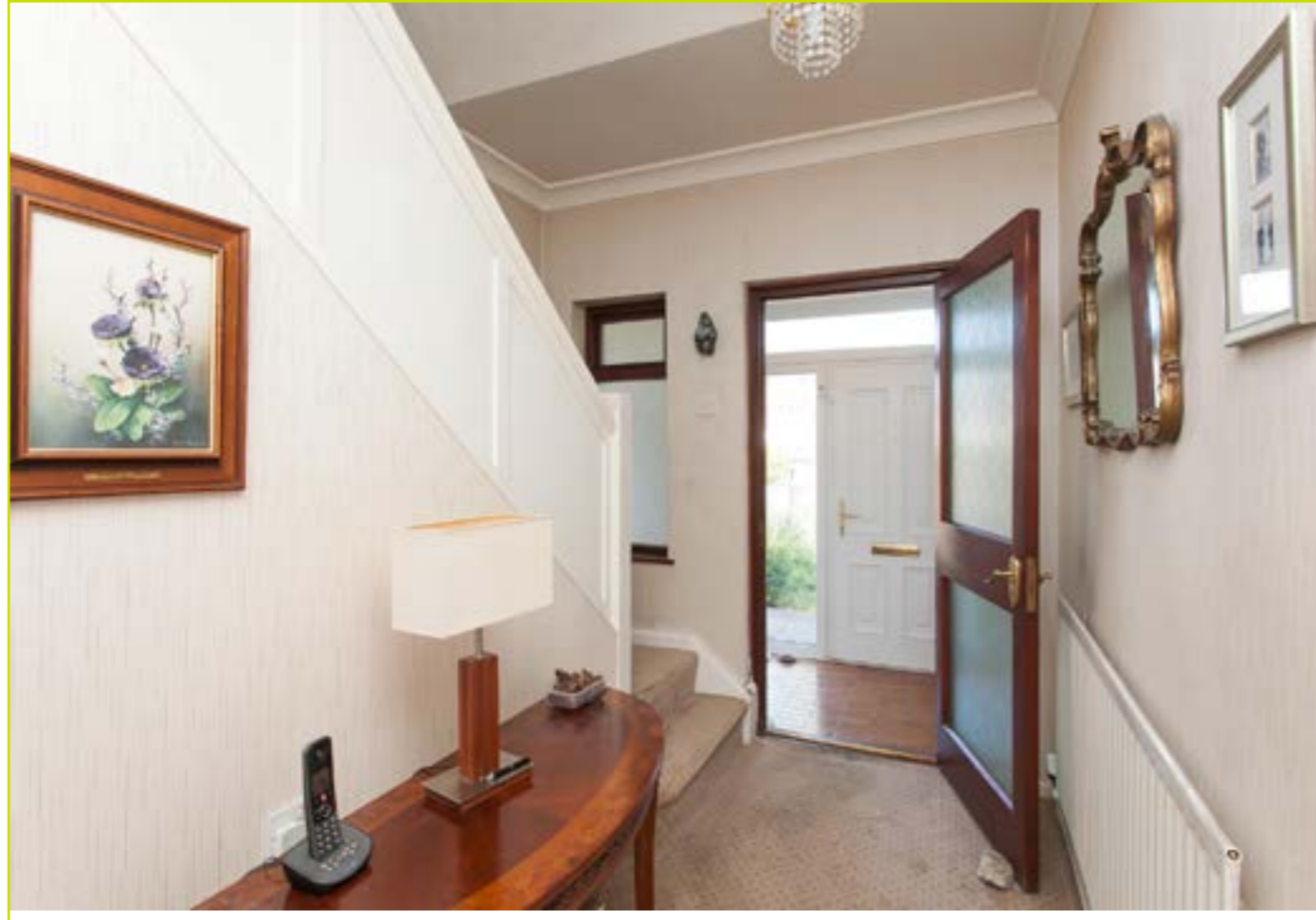


**99 Sydenham Avenue**  
Belfast, BT4 2DL

**Asking Price £219,950**

## KEY FEATURES

- Well Presented Semi-Detached Family Home
- Excellent Location Within Walking Distance To Belmont / Ballyhackamore
- Living / Dining Room
- Fitted Kitchen
- Three Generous Bedrooms
- Bathroom With Separate Shower Cubicle
- Floored Roofspace With Light, Power And Velux Window
- Oil Heating / Double Glazing
- Low Maintenance Paved Rear Garden
- Detached Garage
- Additional Outbuilding For Office / Games Room
- Driveway Parking
- Early Viewing Advised



## SUMMARY

Well presented semi-detached family home perfectly located within walking distance of Belmont and Ballyhackamore. Many leading primary, secondary and grammar schools are close at hand and public transport services and main arterial routes linking Belfast city centre are easily accessible.

The accommodation briefly comprises of a living / dining room and kitchen on the ground floor. Three bedrooms and a well appointed family bathroom complete with separate shower cubicle are to the first floor. A ladder provides access from the first floor landing to a floored roofspace with light, power and velux window.

Externally the property benefits from a low maintenance, paved rear garden, detached garage, and an additional building ideal for an office, or games room. Early viewing is advised to appreciate the potential this fine home has to offer.

## ACCOMMODATION:

Ground Floor

**ENTRANCE PORCH:** Pvc front door

**ENTRANCE HALL:** Under stair recess, cornicing

**LIVING ROOM / DINING ROOM:** 26' 10" x 10' 11" (8.19m x 3.33m) Bay window, feature fireplace with granite hearth

**KITCHEN:** 14' 11" x 8' 8" (4.54m x 2.63m) Excellent range of high and low level units, formica work surfaces, breakfast bar, stainless steel sink unit, space for oven and hob, space for fridge freezer, plumbed for dishwasher, tongue and groove ceiling, tiled floor, partly tiled walls

### First Floor

**LANDING:** Access to floored roofspace

**ROOFSPACE:** 13' 3" x 10' 3" (4.03m x 3.13m) Light, power, velux window, storage into eaves

**BATHROOM:** Fully tiled shower cubicle, panel bath, pedestal wash hand basin with chrome taps, heated chrome towel radiator, tiled floor, partly tiled walls

**BEDROOM (1):** 12' 2" x 10' 10" (3.72m x 3.29m) Cornicing

**BEDROOM (2):** 12' 2" x 9' 12" (3.72m x 3.04m) storage

**BEDROOM (3):** 8' 5" x 8' 2" (2.57m x 2.48m) storage

### Outside

**DETACHED GARAGE:** 22' 7" x 8' 11" (6.89m x 2.72m) Plumbed for washing machine, space for tumble dryer

**OFFICE / GAMES ROOM:** 14' 0" x 11' 1" (4.27m x 3.39m) Spot lighting, power, pvc door, double glazed window

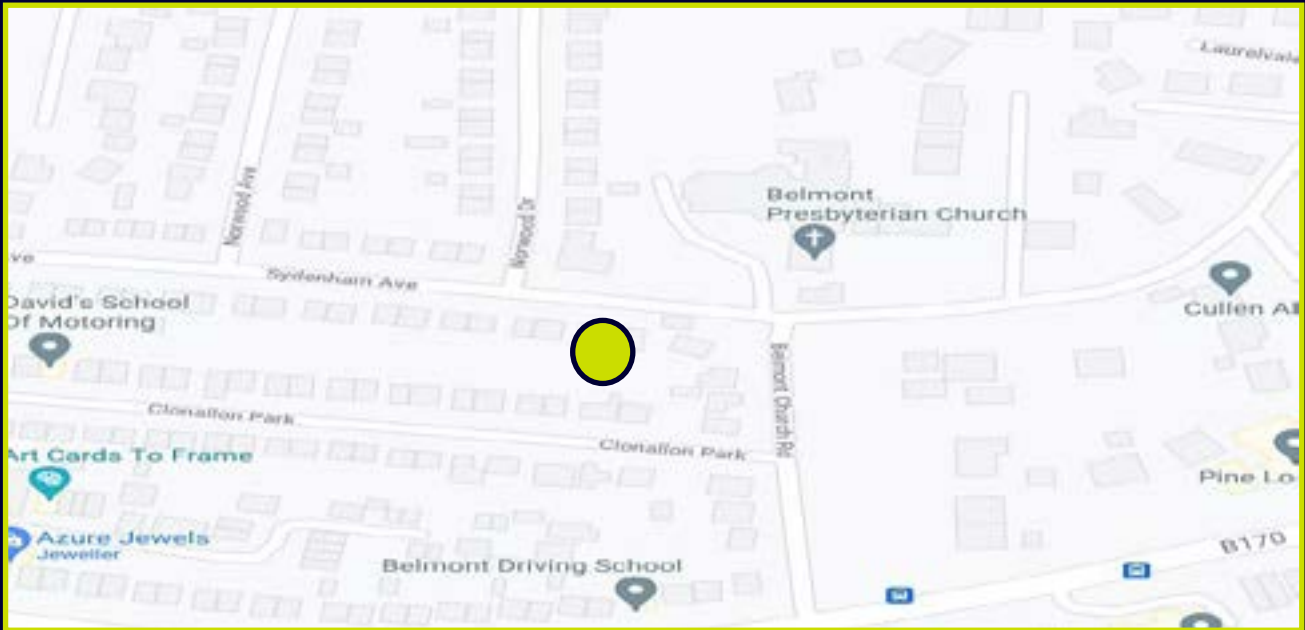
Raised patio and paved rear garden with mature shrubs, mature hedging, and timber fence. Oil boiler house.

Front garden laid in lawn. Driveway parking.





## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



**Dougan**  
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6 Orpen Shopping Centre Upper Lisburn Road  
Belfast BT10 0BG  
Telephone 028 9030 8855  
Email [info@douganproperty.com](mailto:info@douganproperty.com)  
Web [www.douganproperty.com](http://www.douganproperty.com)



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