

simon**BRIEN**
RESIDENTIAL

22 Sydenham Drive,
Belfast, BT4 2AX



Asking Price £195,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Three Storey Mid-Terrace Home
- Living Room & Separate Dining Room
- Kitchen With Dining Area
- Four Double Bedrooms
- Bathroom & Separate WC
- Rear Courtyard
- Oil Fired Central Heating (Installed 2019)
- Double Glazed Windows
- Located Off The Belmont Road In The Heart Of Belmont Village With A Wealth Of Amenities, Cafes, Restaurants On Your Doorstep

SUMMARY

This spacious mid-terrace property is located right in the heart of Belmont Village with a number of shops, cafes, and local amenities all on your doorstep.

The property benefits from oil fired central heating, double glazed windows and has been used as a rental property for a number of years.

All in all this is a great opportunity to acquire a spacious property located in a highly sought after and convenient area. Early viewing highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

LIVING ROOM:

11' 5" x 11' 5" (3.48m x 3.48m)

Laminate wooden floor.

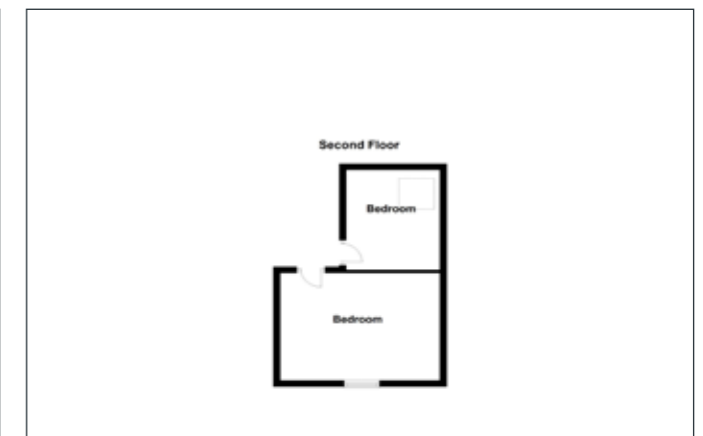
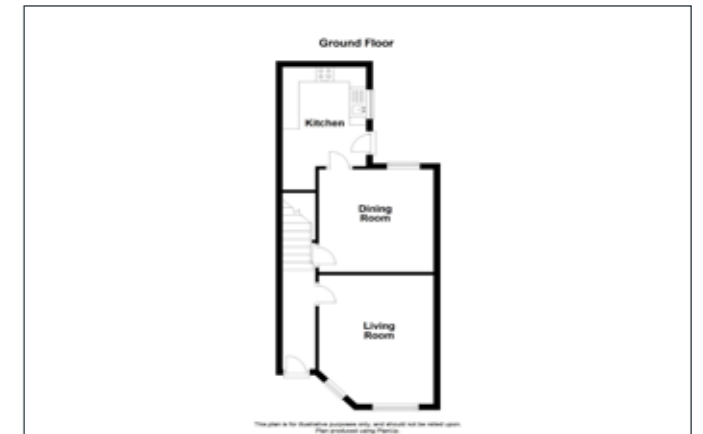
BEDROOM (5):

12' 0" (into bay) x 11' 5" (3.66m x 3.48m)

KITCHEN:

10' 10" x 8' 4" (3.3m x 2.54m)

Full range of high and low level units. Stainless steel single drainer sink unit with mixer taps. Recessed for cooker. Plumbed for washing machine. Partially tiled walls. Ceramic tiled floor.



FIRST FLOOR

SEPARATE WC:

Low flush WC.

BATHROOM:

White suite comprising panelled bath. Pedestal wash hand basin.

BEDROOM (1):

14' 6" x 11' 5" (4.42m x 3.48m)

BEDROOM (2):

11' 7" x 8' 0" (3.53m x 2.44m)

Laminate wooden floor.

SECOND FLOOR

BEDROOM (3):

14' 3" x 11' 5" (4.34m x 3.48m)

Laminate wooden floor.

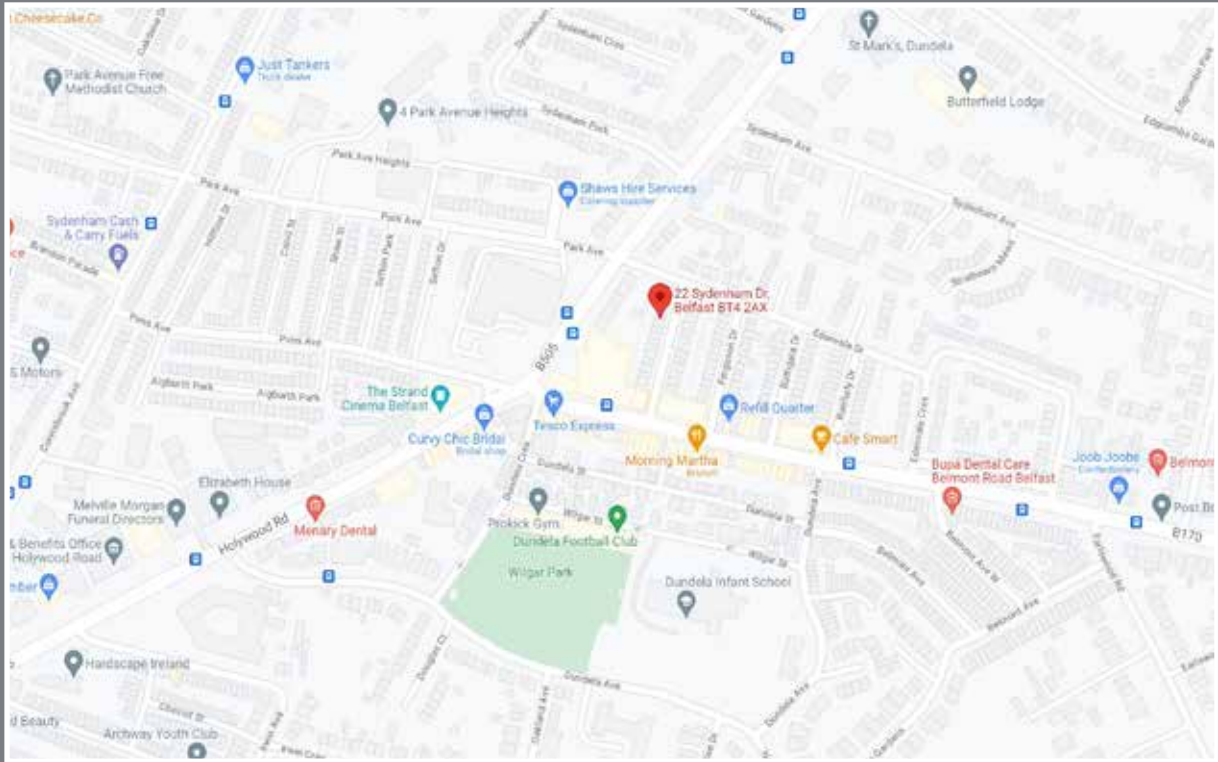
BEDROOM (4):

11' 7" x 8' 0" (3.53m x 2.44m)

OUTSIDE

To the rear is an enclosed yard area with PVC oil tank and boilers.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/A/22/SO



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