



3 SYDENHAM DRIVE

Belfast, BT4 2AX

Offers around **£229,950**



MID TERRACE | 3  | 2  | 2 

3 Sydenham Drive is a stunningly presented 3-bedroom (previously 4) Victorian townhouse which has been maintained to the highest standard

KEY FEATURES

- Stunningly Presented Three Bedroom Victorian Townhouse
- Within Walking Distance to both Ballyhackamore and Belmont Villages
- Within the Catchment Area to many Local Leading Primary and Post Primary Schools
- Open Plan Living and Dining Room
- Modern Fitted Kitchen with integrated appliances
- Three Well Proportioned Bedrooms
- Fourth Bedroom adapted to include luxury ensuite and dressing area.
- Modern Shower Room.
- Enclosed Private Rear Courtyard with Southerly Aspect and Gate Access to Rear Alleyway
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Must be Seen to be Appreciated



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Living/Dining Room
25'3" x 12'7"
- Kitchen
11'11" x 8'6"

First Floor

- Family Bathroom
- Bedroom One
16'2" x 11'2"
- Bedroom Two
10'10" x 9'9"

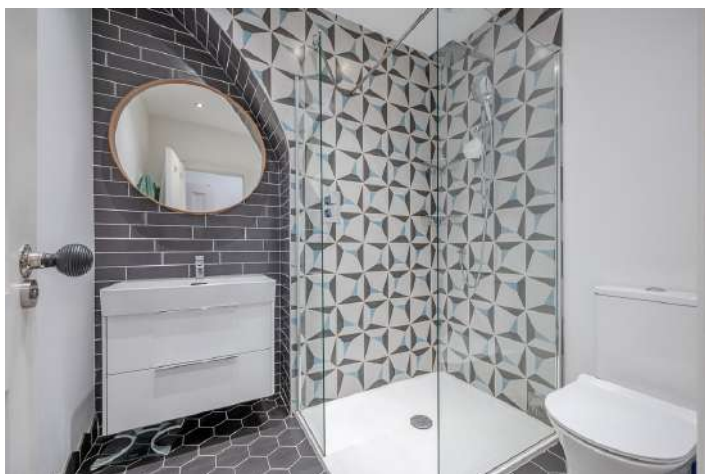
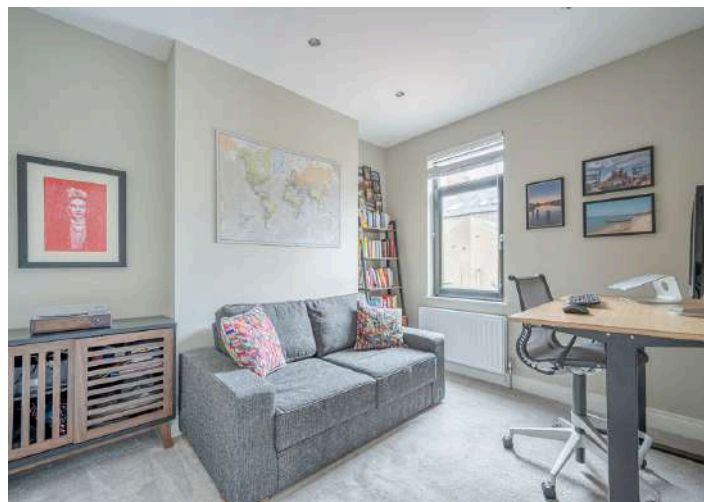
Outside

- Enclosed Stone Front Forecourt
- Rear Courtyard
- Built-in Outhouse
Plumbed for Washing Machine



DIRECTIONS

Coming up the Belmont Road from the Hollywood Road, turn left on to Ferguson Drive then left again on to Sydenham Drive. Number 3 is located at the bottom of the street on the left-hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	68	77
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient - higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

