



Enjoying a generous, level site on this highly regarded avenue in the heart of Belmont, this attractive detached villa would be ideal for families wishing to avail of an excellent range of schooling for all ages.

Natural light streams through large windows into the well-proportioned interior.

Retaining many original features, there is a delightful warmth and character immediately apparent as you enter the spacious, wood-panelled hallway.

The layout offers an appealing versatility ensuring the sale should attract broad appeal. There is plenty of room to extend (subject to necessary consents), should further accommodation be required.

It is only upon internal inspection that one can appreciate all this delightful home has to offer.

Offers Over
£495,000

“Beechdene”,
138 Sydenham Avenue,
Belmont,
BELFAST, BT4 2DU

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive, bright detached villa in superb location
- Four double bedrooms
- Spacious drawing room
- Dining/living room with feature fireplace
- Additional family/breakfast room
- Kitchen with pantry and laundry room
- Bathroom with separate wc
- Additional downstairs "wet room" style shower room
- Cloakroom with low flush suite
- Large roofspace
- Gas central heating
- Double glazing with many leaded stained glass lights inset
- Delightful, well-tended gardens to front, side and rear
- Garden store with off-street driveway parking



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Hardwood front door with glazed panels and leaded stained glass side windows.

RECEPTION HALL: Original wood panelling with beamed ceiling. Access to under stairs storage cupboard with leaded stained glass window.

CLOAKROOM: Low flush wc, wash hand basin, two leaded stained glass windows inset in double glazing. Part-panelled tongue and groove walls. Clothes rail and hooks.

DRAWING ROOM: 19' 10" x 13' 0" (6.05m x 3.96m) (into bay). Cornice ceiling.



DINING/LIVING ROOM: 15' 0" x 12' 5" (4.57m x 3.78m) (at widest points). Attractive, tiled fireplace and hearth, cornice ceiling.



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FAMILY/BREAKFAST ROOM: 12' 0" x 11' 10" (3.66m x 3.61m) Cornice ceiling.



KITCHEN AREA: 13' 1" x 10' 6" (3.99m x 3.21m) (Plus shelved pantry area). Range of high and low level units. Single drainer one and a half bowl stainless steel sink unit. Zanussi cooker with extractor fan over, plumbed for washing machine, plumbed for dishwasher, part tiled walls. Door to:



REAR PORCH: Door to garden. Door to:

LAUNDRY ROOM: 6' 8" x 5' 1" (2.02m x 1.54m) (at widest points). Ceramic tiled floor.

LOBBY: Ceramic tiled floor. Through to:

SHOWER ROOM: Wet room-style with corner shower enclosure, screen. Aqualisa electric shower, pedestal wash hand basin, low flush wc, heated towel rail, illuminated bathroom cabinet, part tiled walls, ceramic tiled floor, under floor heating.



First Floor

Feature leaded stained glass window inset in double glazing on stair turn.



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BEDROOM (1): 14' 11" x 12' 11" (4.54m x 3.94m) Picture rail, wash hand basin.

BEDROOM (2): 12' 5" x 11' 3" (3.79m x 3.44m) (at widest points). Picture rail, built-in shelving, wash hand basin. Built-in cupboard.



BEDROOM (3): 12' 11" x 10' 0" (3.93m x 3.06m) Cornice ceiling.

BEDROOM (4): 11' 11" x 9' 11" (3.64m x 3.02m) Cornice ceiling.



SEPARATE WC: Low flush wc, fully tiled walls.

BATHROOM: Coloured suite comprising panelled bath with shower over, pedestal wash hand basin, fully tiled walls.



LANDING: Shelved hotpress, copper cylinder. Access via pull-down ladder to:

ROOFSPACE: Great size, mostly floored with light.

Outside

Double entrance pillars with gates. Driveway with off-street parking.

GARDEN STORE: 8' 8" x 6' 6" (2.65m x 1.98m) Up and over door, power and light. Worcester Bosch gas boiler.

FRONT GARDEN: In lawn with variety of mature plants and flowering shrubs, rose bushes, attracts morning sun which streams into family/breakfast room. Path to both sides leading to:

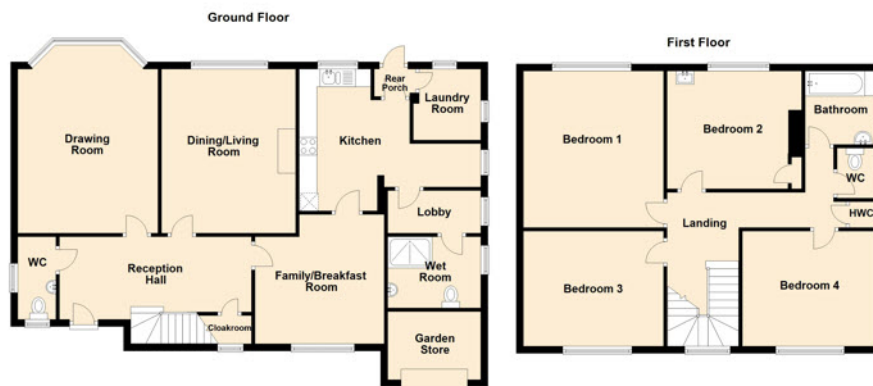
REAR GARDEN: Westerly aspect so catches afternoon/evening sun. Lawns interspersed with rose garden. Abundance of plants, lime trees and shrubs. Good degree of privacy. Outside light and tap.



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Location:

Heading out of city on the Belmont Road, turn left just before Strathearn school into Wandsworth Drive. Turn right at top onto Sydenham Avenue and property is on left hand side after Norwood Park.



138 Sydenham Avenue, Belfast

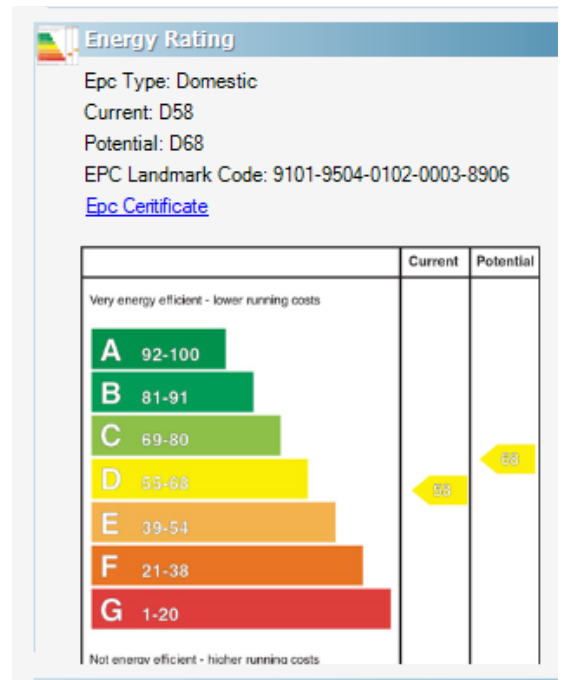
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