



16 SYCAMORE GROVE

Belfast, BT4 2RB

Offers over **£149,950**



TOWNHOUSE | 2  | 1  | 1 

No 16 Sycamore Grove is ideally located in a cul-de-sac in an increasingly sought after residential location of Belmont offering excellent convenience to Belfast city centre.

KEY FEATURES

- Lounge With Informal Dining Area And Outlook Over Communal Gardens
- Ideal Cul-de-sac Position
- Fitted Kitchen
- Two Well Proportioned Bedrooms
- Recently Installed Modern Shower Room
- Gas fired central heating
- Double Glazing Throughout
- Communal Gardens Laid in Lawns and Mature Trees
- Allocated Parking
- Ideally Suited to First Time Buyer, Young Professional, Retired Couple or Investor
- Within The Catchment Area Of Many Primary And Post Primary Schools As Well
- Convenient Location With A Great Range Of Local Amenities



ROOM DETAILS

Ground Floor

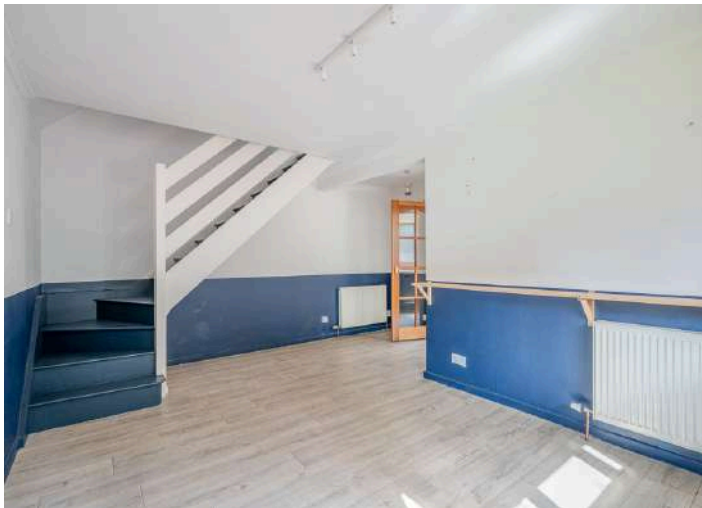
- Entrance Porch
- Lounge
18'2" x 15'1"
- Kitchen
8'11" x 8'

First Floor

- Landing
- Bedroom One
15'8" x 9'
- Bedroom Two
9'1" x 8'11"
- Shower Room

Outside

- Communal Gardens
- Allocated Parking



DIRECTIONS

Travelling along the Hollywood Road in the direction of Hollywood, take the second road on the right onto Sydenham Avenue and Sycamore Grove is the first Development on the right. No 16 is in the block into the left.



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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C	69	75
55-68 D		
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

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