



Oozing character and charm, this truly unique cottage style detached villa was previously a lodge for the original Kin Edar House and went by the name of Edarvale. Only a short stroll away are the many varying amenities of both Belmont and Ballyhackamore, as well as many local leading schools. Belfast City Airport and the City Centre are only a ten minute drive away.

No. 56 comprises a spacious living room, bright and airy dining room with feature fireplace, modern kitchen with integrated appliances, two double bedrooms and a study/nursery, and bathroom with white suite. Externally there is off street parking for two cars, and a private enclosed patio garden to rear.

Well presented throughout with the added benefit of oil fired central heating, double glazing and an intruder alarm system this property will ideally suit the professional couple or those looking to downsize.

Offers Over
£295,000

56 Sydenham Avenue,
Belfast,
BT4 2DS

Viewing by
appointment with
& through agent
028 9065 0000



- Cottage Style Detached Home in highly desirable residential location
- A short stroll away from Belmont Village and its array of independent shops and restaurants
- Lounge with feature fireplace
- Living Room with Multi-Fuel Burning Stove
- Modern fitted Kitchen with range of appliances
- Two Well Appointed Bedrooms & a study/nursery
- Bathroom With White Suite
- Private and Enclosed Rear Patio Garden
- Off Street Parking For Two Cars
- Oil Fired Central Heating, Double Glazing and Intruder Alarm System
- Ideally Suited to the Professional Couple or Those Looking to Downsize

The Property Comprises:

Ground Floor

Wooden glazed front door to . . .

ENTRANCE HALL: Tiled floor.



LOUNGE: 20' 7" x 9' 1" (6.27m x 2.77m) Sanded and varnished floor boards, feature fireplace with tiled inset and slate hearth, picture rail.



LIVING ROOM: 13' 4" x 11' 5" (4.06m x 3.48m) Wooden floor, multi-fuel burning stove with slate hearth, picture rail.



KITCHEN: 10' 3" x 8' 0" (3.12m x 2.44m) Modern fitted kitchen with range of high and low level units, quartz worktops, Franke 1.5 bowl sink unit, integrated dishwasher, four ring induction hob, electric oven underneath, extractor hood, integrated microwave, plumbed for washing machine, integrated fridge freezer, tiled floor, low voltage spotlights, door to rear.



First Floor

BEDROOM (1): 11' 1" x 10' 11" (3.38m x 3.33m) Laminate wood effect floor.



BEDROOM (2): 10' 11" x 10' 8" (3.33m x 3.25m) Access to roofspace.



BEDROOM (3): 7' 2" x 5' 7" (2.18m x 1.7m) Laminate wood effect floor.



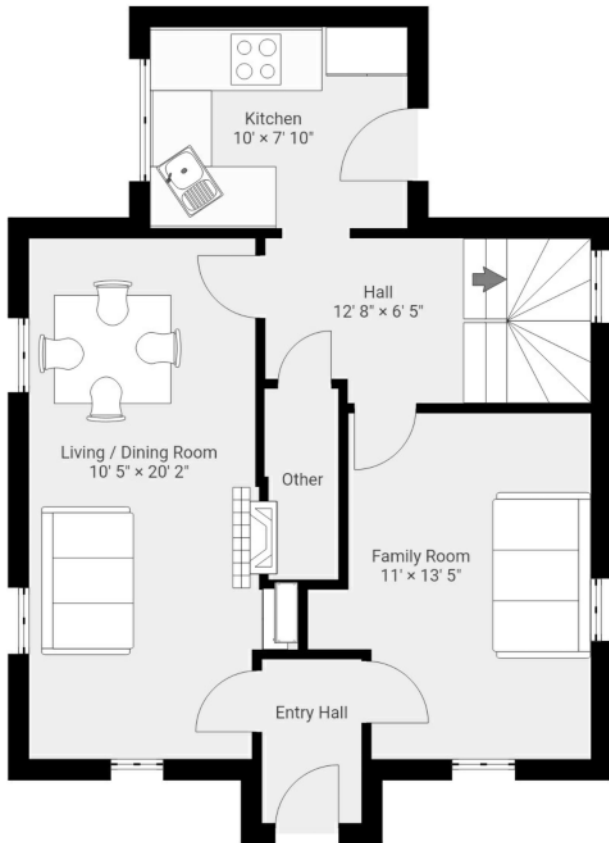
BATHROOM: White suite comprising panelled bath with overhead electric shower, vanity sink unit and low flush wc, shelved hotpress.



Outside

Enclosed garden area to front with gated entrance. Driveway parking for two cars.





Location:

Travelling from the Holywood Road into Belfast, turn left at St Mark's Church onto Sydenham Avenue and No. 56 is located on the left hand side just after the turning for Edgecumbe Gardens.

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com

Energy Rating

Epc Type: Domestic

Current: E43

Potential: E52

EPC Landmark Code: 9604-9514-0102-0029-8696

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54	43	52
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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