



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

17 Sydenham Park,  
Belfast,  
County Antrim, BT4

Offers Over: £235,000

 Reeds Rains

reedsrains.co.uk

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**Offers Over: £235,000**

EPC Rating: C

This impressive Semi-Detached home is situated just off the highly regarded Holywood Road in East Belfast.

Internally consists of bright, well-proportioned and extended accommodation throughout, perfect for those with a growing family.

Of particular note is the stunning fitted kitchen open plan to dining / living area with uPVC French doors to rear garden.

The location itself is excellent due to being within walking distance to the vibrant Belmont Village benefitting from the vast array of amenities, eateries and shopping facilities.

Furthermore Tesco superstore at Knocknagoney, Holywood Exchange & Retail Park and direct access in and out of Belfast City Centre are also close to hand.

An ideal opportunity for those seeking their first home or with a young family - early viewing is strongly encouraged.

#### **Covered Entrance Porch**

uPVC front door to...

#### **Entrance Hall**

Laminated wooden flooring.

#### **Downstairs Dual Flush W/C**

Wash hand basin with chrome dual mixer tap. Partly tiled walls. Laminated wooden flooring. Plumbing for washing machine. Cloak under stairs storage.

#### **Lounge**

12'6" x 10'4" (3.8m x 3.15m)

Into 1/2 bay window. Integrated gas fireplace.

#### **Stunning Fitted Kitchen Open Plan To**

#### **Dining / Living Area**

20'8" x 15'9" (6.3m x 4.8m)

One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture. Granite work tops and upstand. Space for Range and integrated extractor hood. Integrated fridge / freezer. Integrated dishwasher. Breakfast bar. Part ceramic tiled flooring. Part laminated wooden flooring. Recessed spotlighting. Velux windows x3. uPVC French doors to enclosed rear garden.

#### **First Floor**

##### **Bedroom One**

11'1" x 9'5" (3.38m x 2.87m)

##### **Bedroom Two**

10'4" x 9'5" (3.15m x 2.87m)

##### **Bedroom Three**

7 x 6'6" (7 x 1.98m)

#### **Luxury White Bathroom Suite**

Comprising PVC panelled bath with chrome dual mixer tap. Aquas electric shower unit with telephone hand shower and overhead drencher. Semi pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Part PVC panelled walls. Extractor fan. Chrome heated towel rail.

#### **Landing**

Access to roof space via fixed ladder.

#### **Fully Floored Roof Space**

12'9" x 12'9" (3.89m x 3.89m)

Light, power and velux window.

#### **Outside**

Brick paviour driveway car parking. Side access. Enclosed private garden to rear bordered by fencing in lawn, flower beds,

shrubbery and paved patio area. Outside tap / light.

#### **Detached Garage**

16'7" x 7'9" (5.05m x 2.36m)

With up and over door. Light and power.

#### **CUSTOMER DUE DILIGENCE**

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All Measurements  
All Measurements are Approximate.

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Floorplan Clause  
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