



Brandon Parade,
Offers In Excess Of £185,000



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Brandon Parade, Sydenham, Belfast

Offers In Excess Of £185,000

This substantial end terrace property has been cleverly extended and altered, offering beautifully maintained and very deceptive accommodation throughout. The property offers a wealth of internal accommodation which will appeal to a wide variety of prospective buyers in today's market. Of particular note is the modern fitted kitchen area open plan to dining / sun room with aspect overlooking private landscaped garden area - an ideal space for today's modern family living. The location is hugely convenient to a wide array of day to day amenities and attractions whilst both Belmont and Ballyhackamore Villages are also close by. For those whom commute daily regular public transport links via bus and rail, the main arterial routes and outer ring and Belfast City Centre are all easily accessible. This is a very unique opportunity to acquire a very impressive family home, with this in mind early internal inspection is encouraged.

KEY FEATURES Stunning Extended End Terrace Property Bright, Deceptively Spacious And Well-Presented Throughout Four Good Bedrooms - Master With En-Suite Shower Room And Walk In Wardrobe Family Room Lounge With Feature Fire Place Modern Fitted Kitchen Open Plan To Dining / Sun Room Luxury White Bathroom Suite Ample Driveway Car Parking For 2+ Cars Private Enclosed Easy To Maintain Rear Garden Area uPVC Double Glazed Windows And Doors OFCH uPVC Fascia Soffits And Guttering Alarm System Hugely Popular And Highly Convenient Residential Location Within Easy Reach To A Fantastic Array Of Day To Day Amenities And Attractions Both Belmont And Ballyhackamore Villages Are Easily Accessible Early Viewing Is Strongly Recommended

COVERED ENTRANCE PORCH

UPVC FRONT DOOR WITH GLAZED INSET TO...

ENTRANCE HALL

Alarm panel. Recessed spotlighting. Under stairs storage. Ceramic tiled flooring.

FAMILY ROOM

3.40m x 2.62m (11'2" x 8'7")

Laminated wooden flooring. uPVC French doors to enclosed rear garden.

LOUNGE

3.96m x 3.66m (13'0" x 12'0")

Feature fireplace with wooden surround and tiled hearth. Laminated wooden flooring.

MODERN FITTED KITCHEN OPEN TO DINING / SUN ROOM

6.68m x 5.03m (At widest points) (21'11" x 16'6" (At widest points))

One and a half bowl sink unit with dual mixer tap. Excellent range of high and low level units with laminated work surfaces. Integrated four ring electric hob and built in oven with integrated extractor hood. Integrated fridge / freezer. Integrated washing machine. Integrated dishwasher. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Ample dining area. uPVC French doors to enclosed rear garden.

FIRST FLOOR

BEDROOM ONE

3.23m x 2.62m (10'7" x 8'7")

Walk in wardrobe with built in mirrored sliding wardrobes. Access to roof space.

EN-SUITE SHOWER ROOM

Comprising fully tiled corner shower cubicle with Redring electric shower unit. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

BEDROOM TWO

3.30m x 3.00m (10'10" x 9'10")

Excellent range of built in bedroom furniture.

BEDROOM THREE

3.66m x 2.49m (12'0" x 8'2")

BEDROOM FOUR

2.69m x 2.39m (At widest points) (8'10" x 7'10" (At widest points))

Excellent range of built in bedroom furniture.

LUXURY WHITE BATHROOM SUITE

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Creda electric shower unit. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

LANDING

Hot press with lagged copper cylinder and storage above. Access to roof space via slingsby ladder.

OUTSIDE

Ample driveway car parking to front. Side access. Enclosed private landscaped rear garden in lawn, raised flower beds and paved patio area. Garden shed. uPVC oil tank. Boiler house with oil fired boiler. Outside tap / light.



For full EPC please contact the branch



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |