



Connsbrook Park,
Guide Price £109,950



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Connsbrook Park, Sydenham, Belfast

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Positioned within a quiet cul de sac location in the heart of Sydenham is this superb, extended mid terrace property. Although cosmetic upgrading is required this is a fantastic opportunity for any new fortunate owner to apply their own style and decor throughout. Many day to day amenities, public transport links, parks and much more are all on your doorstep, whilst both the highly regarded Belmont and Ballyhackamore Villages are easily accessible. For the city commuter, Belfast City Centre, the main arterial routes, outer ring and George Best Belfast City Airport are all close by. This property is also ready to go with no onward chain and giving the strong interest within the immediate area, early internal inspection is advised. **KEY FEATURES** Extended Mid Terrace Property Lounge Open Plan To Dining Area Fitted Kitchen Three Bedrooms Shower Room uPVC Double Glazed Windows And Doors Gas Fired Central Heating uPVC Fascia Soffits And Guttering Forecourt To Front And Enclosed Yard To Rear No Onward Chain Cosmetic Modernisation is Required Within Close Proximity To An Abundance Of Day To Day Amenities And Attractions Early Inspection Is Advised

COVERED ENTRANCE PORCH

uPVC front door with glazed inset to...

ENTRANCE HALL

Solid wooden flooring. Under stairs storage.

LOUNGE OPEN PLAN TO DINING AREA

6.10m x 2.82m (20'0" x 9'3")

Laminated wooden flooring.

EXTENDED FITTED KITCHEN

6.78m x 2.44m (At widest points) (22'3" x 8'0" (At widest points))

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work

surfaces. Space for cooker and integrated chimney extractor hood. Space for fridge / freezer. Plumbed for washing machine. Casual dining area. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. uPVC door to enclosed rear yard.

FIRST FLOOR

BEDROOM ONE

3.00m x 2.59m (9'10" x 8'6")

Laminated wooden flooring.

BEDROOM TWO

3.12m x 2.57m (At widest points) (10'3" x 8'5" (At widest points))

Built in storage with gas fired boiler. Laminated wooden flooring.

BEDROOM THREE

1.85m x 1.70m (6'1" x 5'7")

Laminated wooden flooring.

SHOWER ROOM

Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit. Semi pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Extractor fan.

LANDING

Access to roof space.

OUTSIDE

Forecourt to front. Enclosed yard to rear.



For full EPC please contact the branch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		