

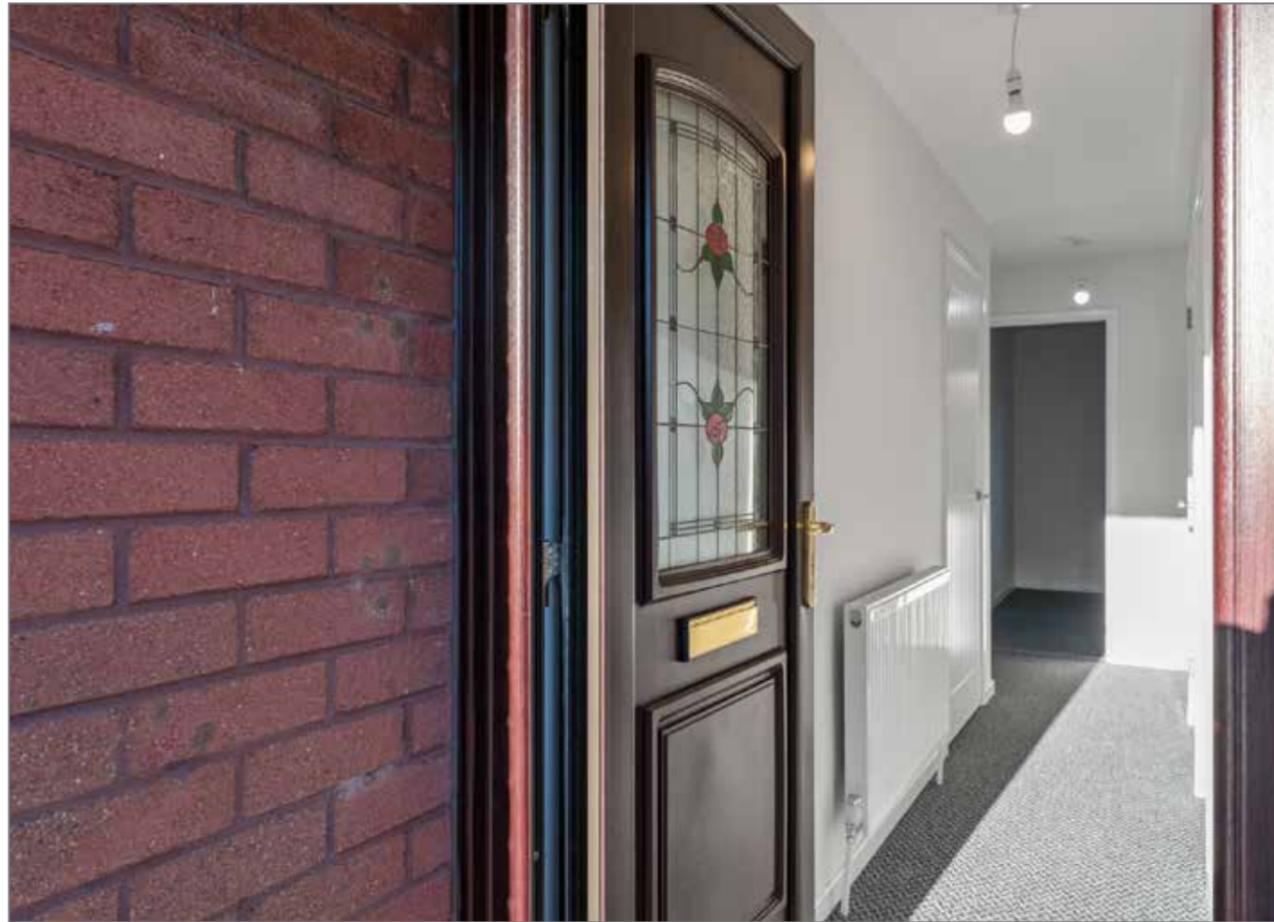
simon**BRIEN**
RESIDENTIAL

5 Sycamore Grove,
Belfast, BT4 2RB



Asking Price £150,000

Telephone 02890 595555
www.simonbrien.com

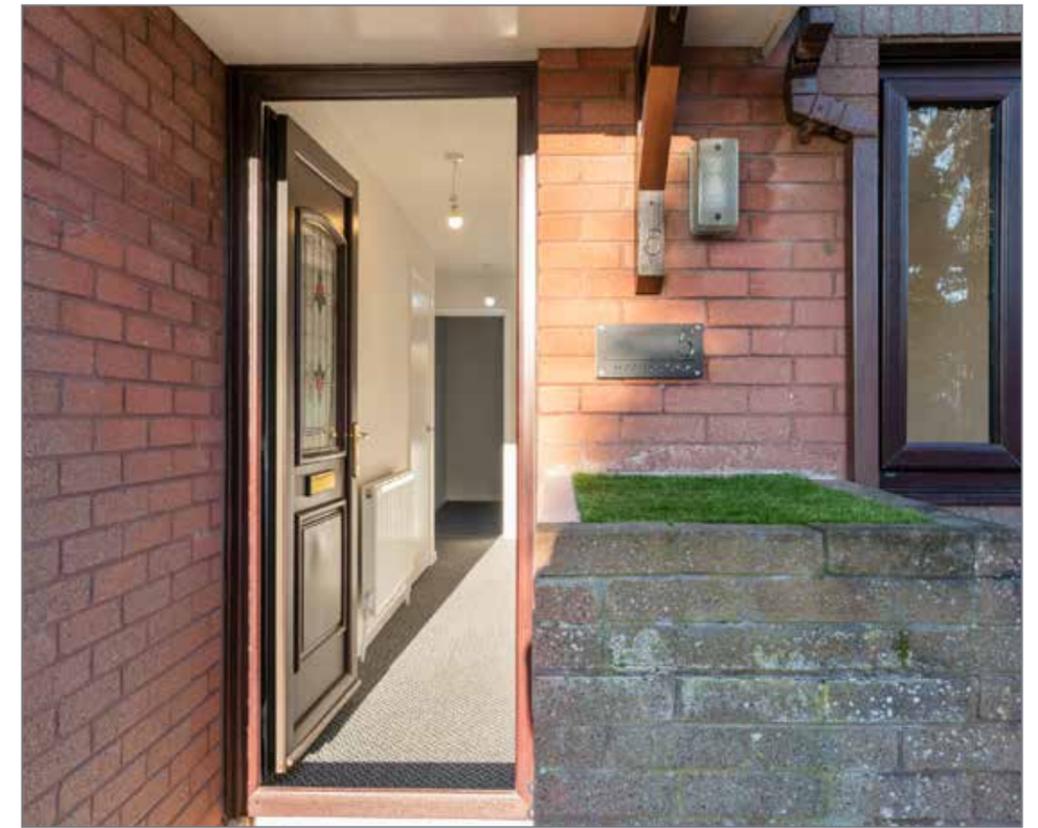


ACCOMMODATION

ENTRANCE

ENTRANCE HALL:

uPVC double glazed front door to entrance hall with two storage cupboards.



GROUND FLOOR

LIVING ROOM:

13' 3" x 10' 4" (4.04m x 3.15m)



KEY FEATURES

- Recently Renovated Ground Floor Apartment
- Two Bedrooms
- Newly Installed Modern Fitted Kitchen
- New Shower Room Suite
- New Gas Fired Central Heating
- Recarpeted/New Flooring Throughout
- uPVC Double Glazed Window Frames
- Residents Parking
- Two Built In Storage Cupboards
- Within Walking Distance Of Public Transport Links, Shops & Belmont Village
- Convenient To Belfast City Centre, Holywood Exchange, Titanic Quarter & Victoria Park

DESCRIPTION

This recently renovated ground floor apartment is found within the Sycamore Grove development, off Sydenham Avenue, East Belfast.

The apartment comprises an entrance hall with two storage cupboards, living room with bay window, newly fitted modern kitchen, newly installed shower room and two bedrooms.

The property has new gas fired central heating installed and comes recarpeted/with new flooring throughout and is 'move-in ready'.

Convenient to Belmont Village, public transport links, shops and restaurants, Titanic Quarter, Belfast City Centre and Victoria Park are all within easy reach.

Early viewing is advised.

KITCHEN:

11' 8" x 7' 7" (3.56m x 2.31m)

Range of modern high and low level units, single drainer stainless steel sink unit with mixer tap, cook points, stainless steel extractor fan. Plumbed for washing machine,



BEDROOM (1):

11' 3" x 9' 5" (3.43m x 2.87m)



BEDROOM (2):
8' 8" x 6' 9" (2.64m x 2.06m)

SHOWER ROOM:

Contemporary white suite, walk in shower cubicle, thermostatically controller shower with drencher shower, pedestal wash hand basin with mixer taps, push button WC AND extractor fan.



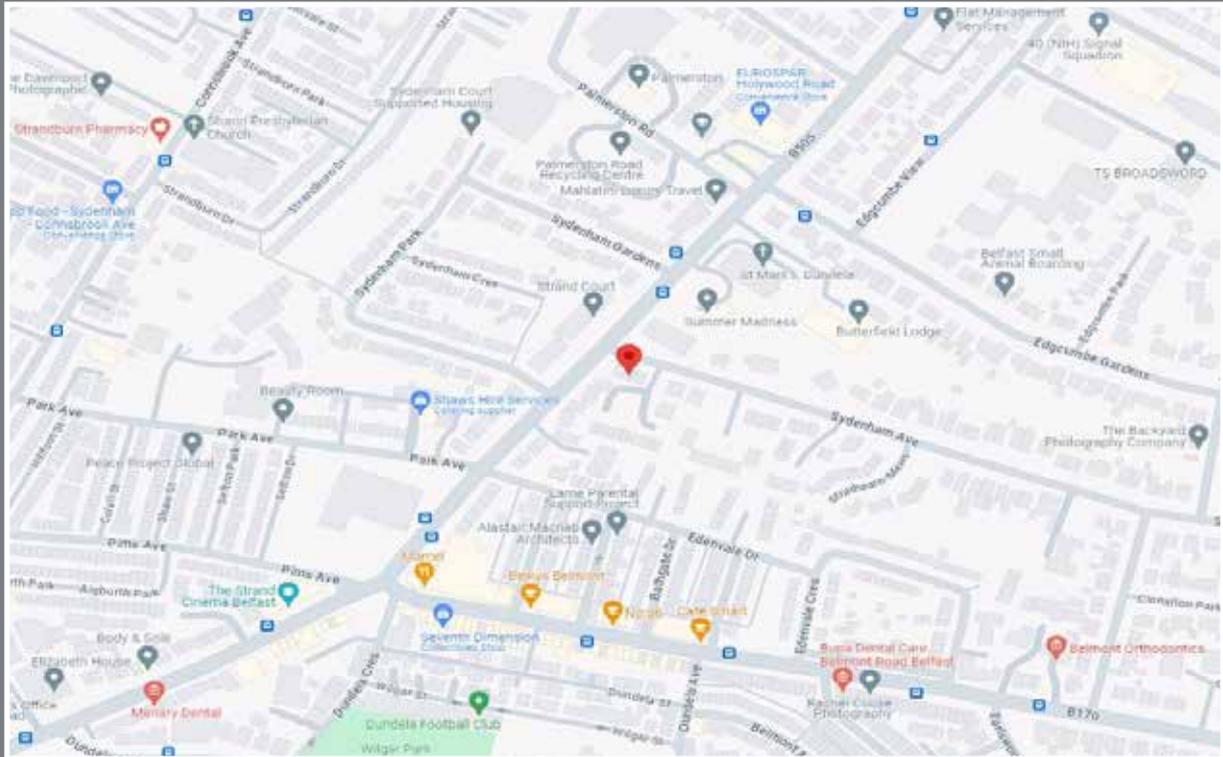
OUTSIDE

Residents parking and storage cupboard



This plan is for illustrative purposes only.
Plan produced using PlanUp.
5 Sycamore Grove, Belfast

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

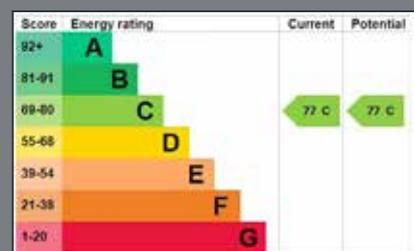


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/M/24/SD



EPC REF: 2200-5933-0722-7294-3943



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