



13 Sydenham Gardens

Belfast
BT4 1PY

Offers Over £195,000

- Stunning Mid Terrace Just Off The Hollywood Road
- Extremely Popular And Convenient Location
- Lounge With Feature Fireplace And Doors To Rear Garden
- Separate Dining Room With Feature Fireplace
- Modern Kitchen With A Range Of Integrated Appliances
- Three Generous Bedrooms
- Luxury First Floor Bathroom In White Suite
- Private, Enclosed Rear Garden In Lawn With Raised Decking
- Gas Heating / Double Glazing

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |