



Offering a superb location, Sydenham railway halt offers ease of access to Bangor, Belfast and several stops along the way. Also within close proximity are Belfast City Airport plus a variety of leading schools, shops and eateries at Belmont and Ballyhackamore.

Affording bright and deceptively spacious accommodation, the layout comprises hallway, living room, open plan kitchen – dining plus utility room with the added benefit of a sunroom to the rear. Upstairs, this is complemented by three well-proportioned bedrooms plus modern bathroom with contemporary white suite.

The property is serviced by oil fired central heating, and is fully double glazed. Externally there is driveway parking for two vehicles, gardens to the front and a fantastic enclosed rear garden with sunny aspect ideal for summer entertaining.

Early viewing is highly recommended to appreciate all this fine home has to offer.

Offers Around  
£180,000

7 Station Mews,  
Sydenham,  
BELFAST,  
BT4 1TL

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Beautifully Presented Semi-Detached Villa
- Quiet yet Convenient Cul-De-Sac Location
- Bright & Deceptively Spacious Accommodation on Offer
- Three Well-Proportioned Bedrooms
- Living Room with Feature Open Fire
- Modern Kitchen with Appliances & Dining Area
- Utility Room & Storage
- Separate Sun Room & Access to Rear
- Family Bathroom with Separate shower Cubicle
- OFCH / uPVC Double Glazing Throughout
- Driveway Parking to Front / Garden in Lawn
- Enclosed Rear Garden with Sunny Aspect
- Walking Distance to Sydenham Train Station
- Belmont & Ballyhackamore Village very Close By
- Easy access to George Best City Airport

The Property Comprises:

## Ground Floor

COVERED ENTRANCE PORCH: Steps to wooden front door with outside light to . . .

ENTRANCE HALL: Laminate wood floor.



LIVING ROOM: 14' 1" x 12' 6" (4.3m x 3.8m) Laminate wood floor, cornice ceiling. Feature open fire.



KITCHEN: 17' 7" x 11' 8" (5.35m x 3.56m) Modern range of high and low level units, work surfaces. Stainless steel sink unit with chrome mixer tap. Underbench Bosch double oven with electric hob above. Extractor hood. Integrated dishwasher. Space for American style fridge freezer. Ceramic tiled floor. Space for casual dining. Part tiled walls.



Sliding doors to . . .

SUN ROOM: 11' 9" x 8' 8" (3.59m x 2.63m) Tiled floor. Low voltage spotlights. Glazed double doors to rear.



UTILITY ROOM: Plumbed for washing machine, space for tumble dryer. Storage and work surfaces. Laminate wood floor.

## First Floor

LANDING: Access to roofspace.

BEDROOM (1): 11' 4" x 10' 1" (3.45m x 3.08m) Double room.



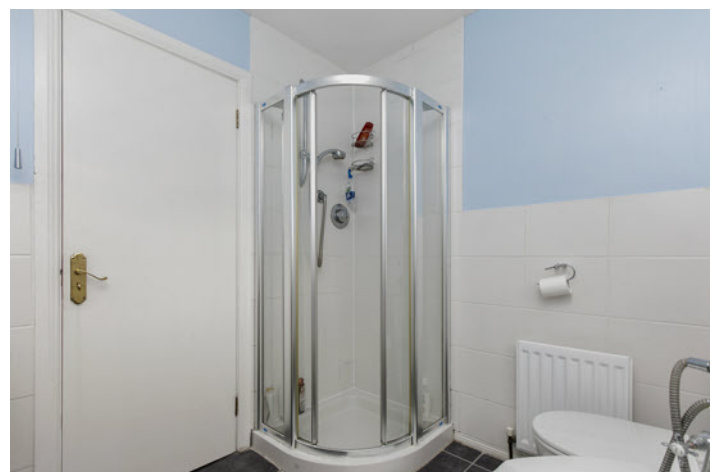
BEDROOM (2): 11' 0" x 10' 2" (3.36m x 3.11m) Double room. Built-in wardrobe with sliding doors.



BEDROOM (3): 12' 1" x 7' 2" (3.69m x 2.18m) (at widest points). Currently occupies as a study/office. Laminate wood floor.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap. Panelled corner bath with chrome mixer tap. Separate shower cubicle with chrome power shower. Extractor fan. Part tiled walls, fully tiled floor.



## Outside

FRONT GARDEN: Brick pavior driveway for multiple vehicles. Garden laid in lawn with mature shrubber and surrounding fence. Access to side.

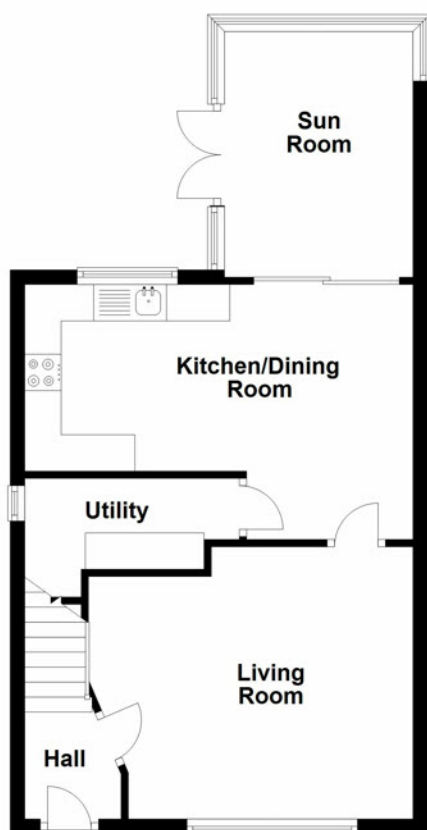
REAR GARDEN: Enclosed rear garden laid in lawn with flower beds and mature shrubbery. Additional patio area. uPVC oil tank. Boiler housing. Access to side with wooden shed. Outside light and tap.



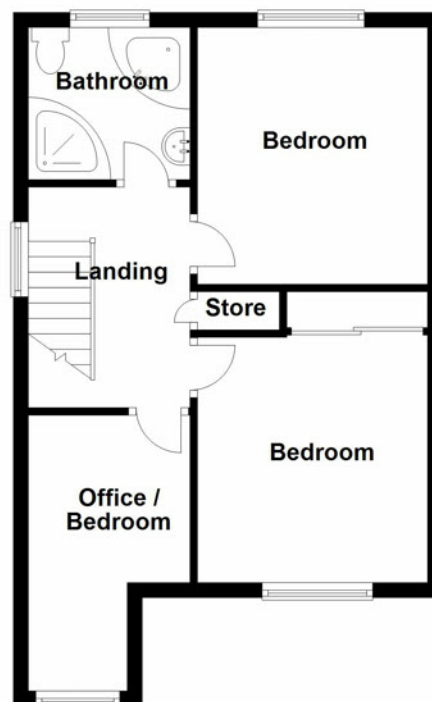
## Location:

Travelling from junction of Belmont Road at Strand Cinema, continue out of city on Hollywood Road. Station Road is after the petrol station on the left hand side, opposite Circular Road shops. Station Mews is on the right hand side

**Ground Floor**



**First Floor**



This plan is for illustrative purposes only, and should not be relied upon.  
Plan produced using PlanUp.

## 7 Station Mews, Belfast

### Belfast Branches

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000

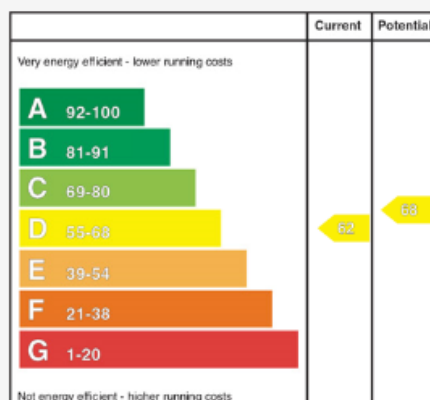
### Other Branches

North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

### Energy Rating

Epc Type: Domestic  
Current: D62  
Potential: D68  
EPC Landmark Code: 9102-0229-6910-3703-7992  
[Epc Certificate](#)



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