



Constructed to an exacting standard in 2005, "Graham Villas" is a development of just four townhouses on prestigious Sydenham Avenue.

Beautifully presented throughout, number five requires the purchaser to do little except move in and enjoy their new home and its superb location.

Deceptively spacious, the accommodation is well-proportioned throughout. The spacious master bedroom enjoys ensuite facilities whilst the bright kitchen is large enough to incorporate a dining area.

Externally this is complemented by off-street parking and a low maintenance, south-facing back garden.

Early inspection is strongly recommended so as not to miss out.

Offers Over
£215,000

5 Sydenham Avenue,
Belmont,
BELFAST,
BT4 2DB

Viewing by
appointment with
& through agent
028 9065 0000

- Deceptively spacious modern townhouse
- Living room with fireplace and solid oak flooring
- Well-appointed kitchen with integrated appliances
- Casual dining area with French doors to garden
- Spacious master bedroom with ensuite
- Two further bedrooms
- Bathroom with white suite
- Additional wc downstairs
- Natural gas central heating system
- Double glazed throughout
- Alarm system
- Off-street parking to front
- Landscaped, private south-facing rear garden
- Walking distance to Belmont, Ballyhackamore and excellent local amenities



The Property Comprises:

Ground Floor

Front door with double glazed insets.

ENCLOSED ENTRANCE PORCH: Ceramic tiled floor. Internal door to:

LIVING ROOM: 15' 11" x 12' 1" (4.84m x 3.69m) Cornice ceiling. Attractive decorative stone fireplace with inset electric fire. Solid oak flooring. Door to:



INNER HALLWAY: Solid oak flooring. Cornice ceiling.

CLOAKROOM: Low flush wc, pedestal wash hand basin with tiled splashback.

KITCHEN/DINING: 15' 10" x 9' 10" (4.83m x 3m) Modern range of high and low level units. Integrated appliances including four ring gas hob with extractor fan over. Underbench oven, fridge, freezer, dishwasher. Plumbed for washing machine. Single drainer sink unit with mixer tap. Part tiled walls, ceramic tiled floor. Open plan to:



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CASUAL DINING AREA: French doors to rear garden. Cornice ceiling. Access to downstairs storage cupboard.



First Floor

LANDING: Access to roofspace. Built-in linen cupboard with shelving and "Ideal" natural gas central heating boiler.

MASTER BEDROOM: 15' 5" x 12' 3" (4.7m x 3.73 m) (Average). Plus built-in robes with sliding doors. Door to:

ENSUITE SHOWER ROOM: Fully tiled with corner shower cubicle. Pedestal wash hand basin with backlit mirror above. Low flush wc.



BATHROOM: Fully tiled with white suite comprising panelled bath with telephone hand shower. Pedestal wash hand basin, low flush wc.



BEDROOM (2): 9' 10" x 8' 10" (3m x 2.7m)



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.BEDROOM (3): 9' 10" x 8' 7" (3m x 2.62m) Currently used as study/home office.



Outside

FRONT: Driveway laid in brick paviors with allocated parking for residents.

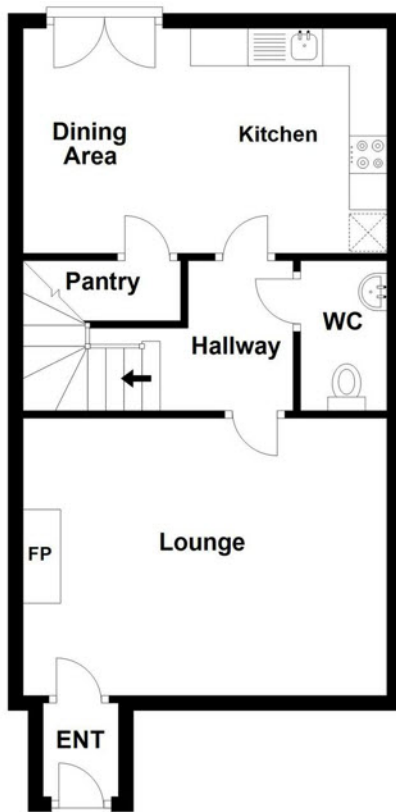
REAR: Attractively landscaped, south facing rear garden. Patio with adjacent area laid in stones. Boundary fencing. Gate with access to front for bins etc.





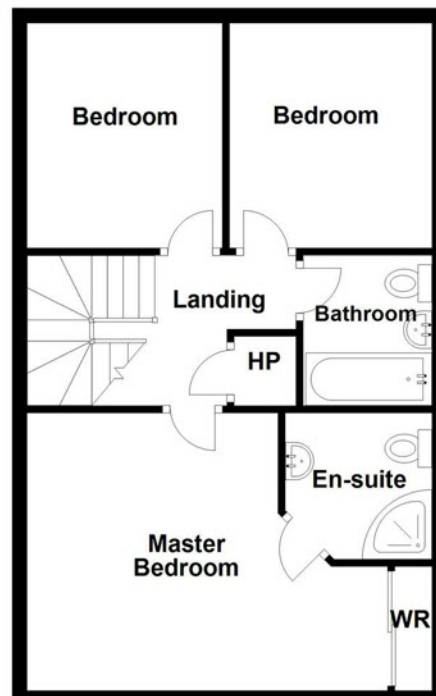
Ground Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



First Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



Total area: approx. 92.7 sq. metres (997.3 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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Location:

From Strand Cinema intersection with Belmont Road, head away from town on Holywood Road. Sydenham Avenue is second on the right (just before church). Property is on right hand side - "Graham Villas", after Dehra Grove.

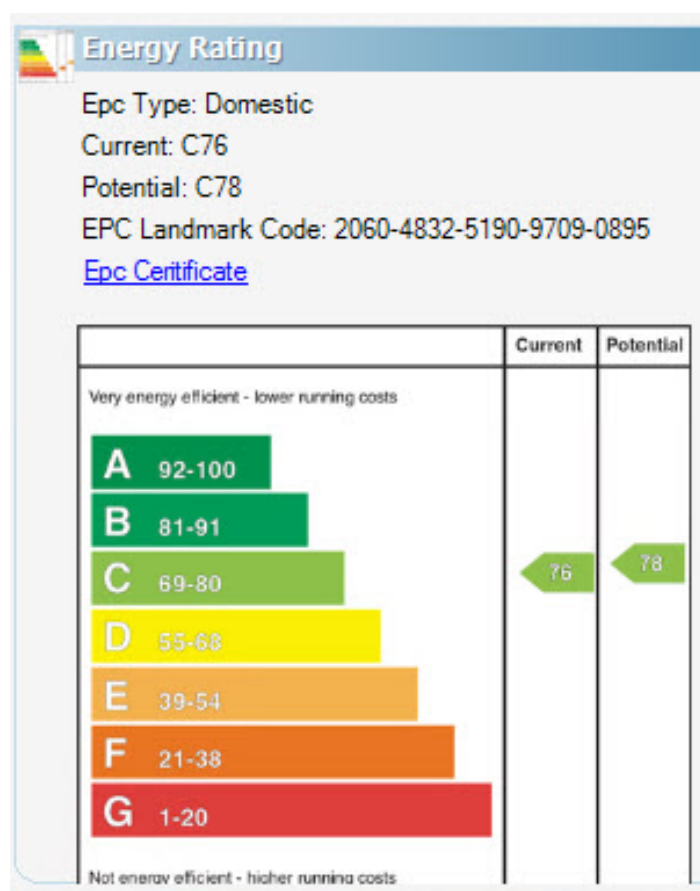
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