

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**60 SYDENHAM PARK, BELFAST, BT4 1PW**

**OFFERS AROUND £229,950**



A superb, extended semi detached property in the popular Sydenham area, within walking distance of Belmont road, offering fantastic kitchen, dining and living, and with South West facing garden to the rear.

The accommodation comprises of an attractive engineered oak wood flooring in a herringbone style throughout the ground floor. The entrance hall includes cloak space under stairs, good sized lounge, an open plan living/dining area open to kitchen and separate utility with downstairs toilet. The kitchen comprises of an attractive range of units, built in oven with gas hob, integrated fridge freezer and dishwasher, and patio doors to garden.

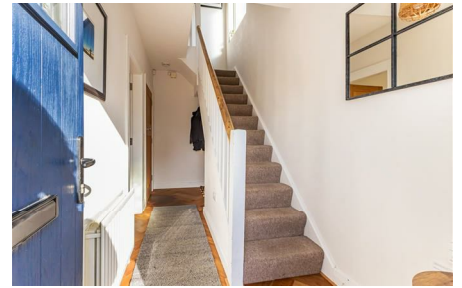
The first floor includes three well proportioned bedrooms, modern shower room comprising of a white suite, walk in shower cubicle with built in rainfall shower, chrome feature radiator and recessed spotlighting, part tiled walls and ceramic tiled flooring. The outside includes an easily maintained front garden with lawn, and enclosed south west facing rear garden, ideal for the evening sun, with timber decking area leading to lawn and garden shed.

Ideal for first time buyers or small families looking for open plan living with the living, dining, kitchen area measuring over 22ft by 15ft, perfect for entertaining and still enjoying a real sun trap to the rear with patio doors leading to the garden. Located in a popular residential area close to a vast range of amenities in both Belmont and Ballyhackamore, this is a must view to avoid disappointment.



## Key Features

- Attractive Extended Semi Detached Property In Popular Location
- Modern Fitted Kitchen Open Plan To Living/Dining
- Three Well Proportioned Bedrooms And Modern Shower Room
- South Westerly Aspect To Rear With Decked Areas And Lawn
- Spacious Lounge With Feature Herringbone Style Flooring
- Utility Room With Separate Downstairs Toilet
- Gas Heating With Hive Heating System And uPVC Double Glazed Windows
- Convenient Location Within Walking Distance To Many Local Amenities



## Accommodation Comprises:

### Ground Floor

#### Entrance Hall

Engineered oak wooden flooring in a herringbone style, under stairs storage cupboard.

#### Lounge

9'8 x 9'7

Engineered oak wooden flooring in a herringbone style.

#### Kitchen/Dining

22'4 x 15'7

(At widest point)

Excellent range of high and low level units with wooden effect laminate work surfaces, inset 1 1/4 single drainer ceramic sink unit with mixer taps, built in split level oven, gas hob with integrated extractor fan and hood, built in microwave, integrated dishwasher, integrated fridge freezer, recessed spotlights, engineered oak wooden flooring in a herringbone style. Open to living/dining space with Velux window, patio doors leading to rear garden.

#### Utility Room/Downstairs

##### WC

7'9 x 7'8

Modern white suite comprising: pedestal wash hand basin, low flush WC, range of high and low level matching units with wooden effect laminate work surfaces, plumbed for washing machine, gas fired boiler, ceramic tiled floor.

### First Floor

### Landing

#### Bedroom 1

9'7 x 8'8

(At widest point)

#### Bedroom 2

9'7 x 8'9

#### Bedroom 3

6'4 x 6'3

#### Shower Room

Modern white suite comprising: walk in shower cubicle with built in rainfall shower head and hand held shower attachment, PVC wall cladding, sliding shower door, semi pedestal wash hand basin with mixer taps and sensor mirror, low flush WC, feature chrome wall mounter radiator, part tiled walls, ceramic tiled floor, extractor fan, recessed spotlights.

#### Outside

Easily maintained front garden with lawn and boundary wall, enclosed south westerly facing garden to rear to include good sized timber decking area leading to lawn with raised flower beds and garden shed with power.













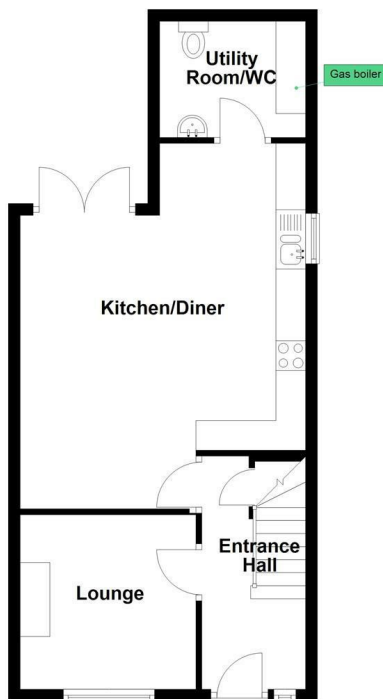




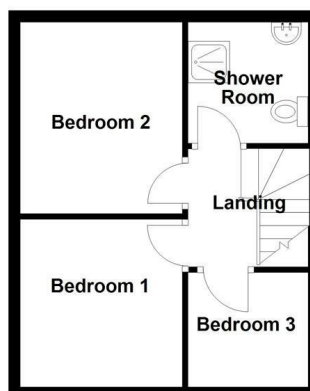




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	70	74
	EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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