

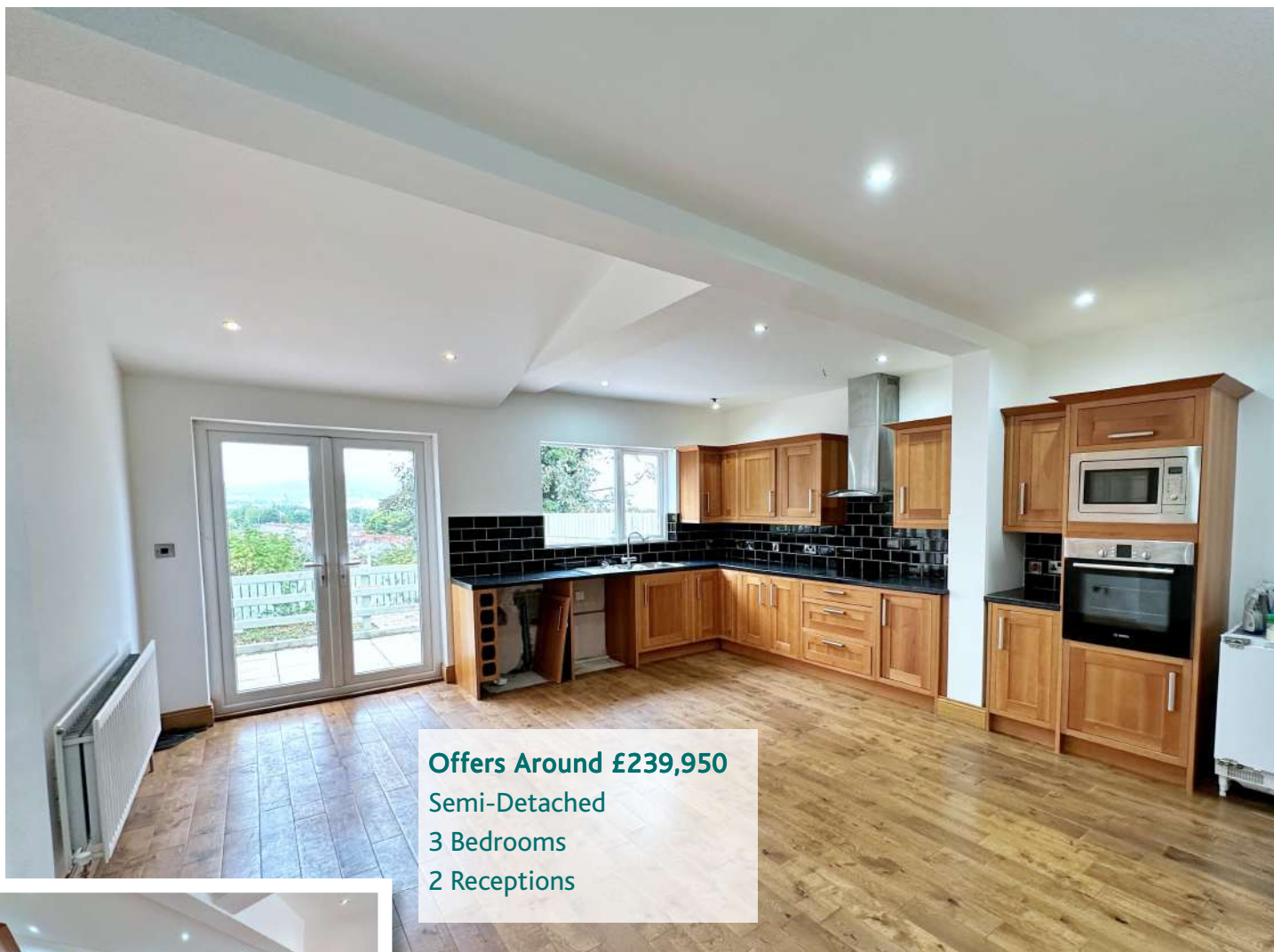


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

64 Sydenham Park | Belfast, BT4 1PW
OFFERS AROUND £239,950

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £239,950
Semi-Detached
3 Bedrooms
2 Receptions



Property Features

- Attractive Three Bedroom Semi-Detached Property Located Just off the Ever Popular Holywood Road in East Belfast with Fantastic Rear Extension
- Three Well Appointed Bedrooms
- Spacious Hallway with Downstairs WC
- Separate Lounge
- Open Plan Kitchen Dining Living Space with French Doors to Rear Garden
- Fitted Family Bathroom with Modern White Suite and Both Bath and Shower Facilities
- Floored Roofspace with Excellent Storage Facilities
- Private Driveway with Ample Off Street Parking
- Extensive Enclosed Private Rear Garden with Raised Patio Area and Uninterrupted Panoramic Views Across Central Belfast
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- No Onward Chain
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

Accommodation

Ground Floor

Covered Entrance Porch

Spacious Reception Hall

Downstairs WC

Living Room
16'6" x 10'

Kitchen / Living / Dining
Space
18'6" x 15'8"

First Floor

Landing

Roof Space

Family Bathroom

Bedroom One
11'2" x 9'5"

Bedroom Two
10'5" x 9'2"

Bedroom Three
7' x 6'8"

Outside

Enclosed Front
Garden

Extensive Enclosed
Private Rear Garden

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk



We are delighted to bring to the market this fantastically finished three bedroom semi-detached property ideally situated just off the Holywood Road in East Belfast. The property is ideally positioned within walking distance of the bustling Belmont Road. Also close at hand are many local amenities including Connswater Shopping Centre, Sydenham Train Station, Strand Primary School, SSE Arena and Ballyhackamore Village. The property boasts ease of access to Belfast City Centre and Belfast City Airport for the daily commuter.

In short, the property comprises of: reception hall with downstairs WC, separate living room and an open plan kitchen dining living space with French doors to the rear garden. To the first floor there are three well-proportioned bedrooms, luxurious fitted bathroom with modern white suite comprising of both bath and shower facilities and access to a floored roofspace.

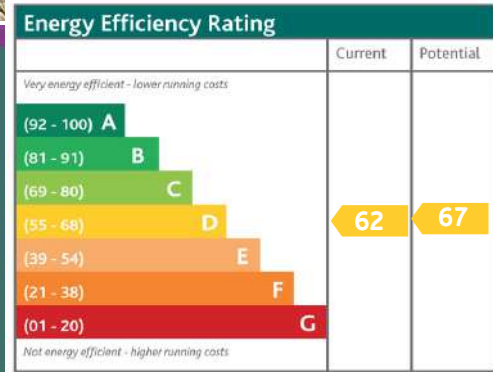
The property further benefits from gas fired central heating, UPVC double glazing throughout, ample private driveway parking and extensive enclosed private rear gardens with superb panoramic views across Belfast City Centre and Harland and Wolff cranes.

With demand for properties of this calibre at an all-time high, offering such space and convenience, this home will appeal to a host of potential purchasers. We therefore recommend internal appraisal at your earliest convenience.



Directions

Travelling along the Holywood Road, in the direction of Belmont, Sydenham Gardens is located on the right hand side before the traffic lights.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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