



Excellent mid-terrace property conveniently located close to Sydenham Train Station and within walking distance to Victoria Park, schools and local amenities. Internally, this well presented terrace comprises spacious lounge, modern fitted kitchen with dining area, contemporary bathroom and two double bedrooms on the first floor. Externally there is an enclosed rear yard and plentiful on-street parking in the area. Further benefits include gas heating and uPVC double glazing throughout. This property will no doubt appeal to wide range of potential buyers, early viewing highly recommended.

**Offers Over
£89,950**

17 Devon Drive,
Sydenham,
Belfast,
BT4 1LF

Viewing by
appointment with
& through agent
028 9066 3030

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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17 Devon Drive,
Sydenham,
Belfast, BT4 1LF

Property Features

- Well-presented mid-terrace property in convenient location within walking distance to Victoria Park, Schools, Shops and Transport Links
- Spacious living room with feature electric fire
- Modern fitted kitchen with dining area
- Bathroom with contemporary white suite
- Two well-proportioned first floor bedrooms
- Gas fired central heating / uPVC double glazing
- Private, Enclosed Rear Yard
- Excellent first time buyer or investment opportunity

Location:

From Connsbrook Avenue, turn onto Devon Parade and Devon Drive is the third turn on the left.

Property Comprises

Ground Floor

uPVC front door to . . .

LIVING ROOM: 13' 9" x 10' 3" (4.19m x 3.12m) Laminate wood effect flooring.

KITCHEN: 13' 2" x 9' 1" (4.02m x 2.77m) Modern fully fitted kitchen, built-in oven, gas hob and extractor, stainless steel sink with mixer tap, formica work surfaces, tiled flooring, part tiled walls.

REAR HALLWAY: Plumbed for washing machine, gas boiler, tiled floor, uPVC door to rear yard.

BATHROOM: 7' 1" x 7' 1" (2.17m x 2.16m) Three piece white suite, low flush wc, wash hand basin, bath with overhead shower, uPVC wall panelling, tiled floor, extractor fan.

First Floor

LANDING: Access to roofspace, carpeted.

BEDROOM (1): 14' 0" x 10' 6" (4.28m x 3.21m) Carpeted.

BEDROOM (2): 9' 7" x 7' 12" (2.91m x 2.43m) Carpeted.

Outside

Rear yard.

