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**75 CIRCULAR ROAD,
OFF HOLYWOOD ROAD
BELFAST
BT4 2GB**



- **Detached Family Home on a Mature Site in Lawns**
- **Bright, Spacious Interior with Well-Proportioned Rooms**
- **Lounge with Fireplace and Solid Oak Flooring & Seperate Dining Room**
- **Fitted Kitchen with Integrated Gas Hob ,Oven & Utilty Space**
- **Downstairs Bathroom and First floor Shower Room**
- **Detached Garage & Driveway with Parking for Multiple Cars**
- **Generous South-Facing Rear Garden with Patio and Mature Planting**
- **Sought After Popular Location in East Belfast**

Offers Around: £475,000

An attractive detached family home occupying a generous and exceptionally private site within one of East Belfast's most sought-after residential locations. This charming property offers bright, well-proportioned accommodation throughout, perfectly suited to modern family living.

Internally, the home comprises a welcoming entrance hall leading to a spacious lounge with feature fireplace and solid wood flooring, creating a warm and inviting focal point. A separate dining room provides an ideal setting for entertaining, while an additional living room offers flexible family space. The fitted kitchen is well equipped with a range of high and low level units and integrated appliances with a utility space with the gas boiler.

The property benefits from three well-proportioned bedrooms, including a generous principal bedroom with built-in storage. A family bathroom is located on the ground floor, complemented by a separate first-floor shower room, enhancing practicality for busy households.

Externally, the home is set on a superb mature site with a driveway providing ample off-street parking and access to a detached garage. The standout feature is the extensive, south-facing rear garden, laid in lawn with patio area and mature planting, offering excellent privacy and an ideal space for outdoor relaxation and entertaining.

Further benefits include gas-fired central heating and double glazing throughout.

Conveniently located close to a range of local amenities, leading schools, and excellent transport links, this is a superb opportunity to acquire a spacious detached home in a highly desirable area.

Ground Floor

ENCLOSED ENTRANCE PORCH:

Quarry tiled step with double doors leading into the hallway.

HALLWAY:

Solid wood strip flooring and cornicing.



DINING ROOM:

11' 4" x 8' 0" (3.45m x 2.44m)

Solid strip wood flooring and cornicing.



LOUNGE:

18' 0" x 11' 5" (5.49m x 3.48m)

Solid oak wood strip flooring, open fireplace with tiled hearth and cornicing.



Living room

13' 0" x 11' 9" (3.96 m x 3.58 m)

Solid oak strip wood flooring (under carpet) Cornice ceiling



KITCHEN:

11' 4" x 8' 0" (3.45m x 2.44m)

Range of high and low level units, single drainer sink unit. Built in oven and hob. space for microwave, part tiled walls and tiled floor. Plumbed for dish washer.

Utility space off the kitchen, washine machine and gas boiler.



BATHROOM:

Comprising of a cast iron bath, low flush wc , wash hand basin. Partly tiled walls.

First Floor

BEDROOM (1):

19' 4" x 12' 0" (5.89m x 3.66m)

Built in robes.

BEDROOM (2):

11' 6" x 11' 4" (3.51m x 3.45m)

BEDROOM (3):

11' 7" x 11' 0" (3.53m x 3.35m)

SHOWER ROOM

Comprising of a walk in shower cubical with electric shower and shower door. Wash hand basin, low flush wc, part tiled walls and tiled flooring.





OUTSIDE

Driveway to the front with excellent parking, gardens to the front, side and excellent mature gardens in lawns to the rear with trees, shubbery and hedges. Summer house and secret garden area.

GARAGE:

17' 3" x 8' 4" (5.26m x 2.54m)

Detached garage and large store at the rear of the garage that is plumbed for washing machine.



LOCATION

Driving along the Hollywood Road, turn into Circular Road, no.75 is on your right hand side.

ADDITIONAL INFORMATION;

Rates £2664

