

RODGERS & BROWNE



143 Circular Road, Belmont,
Belfast BT4 2GF

offers around £550,000



The Agent's Perspective...

"Circular Road is one of the most prestigious addresses in East Belfast. Its proximity to Belfast City centre, airport and a range of excellent local schools all being attractive features. The leafy surroundings and number of exclusive homes here, combine to make this a delightful place to live.

This attractive home will appeal to those wishing to take advantage of those aspects and also be of interest to those in the area and wishing to downsize.

The accommodation is flexible with two ground floor bedrooms and two first floor bedrooms. supported by cloakroom, bathroom and ensuite facilities.

The contemporary style kitchen is open to comfortable living space and looks into the enclosed



rear garden. There are two further reception rooms - again with some flexibility.

Beautifully decorated and presented.

Make an appointment today to view."

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room with wood burning stove



Cosy living area open to contemporary kitchen with access to rear garden



Entrance hall



Cloakroom

The facts you need to know...

Four bedrooms (two on the ground floor) two plus reception rooms

Cloakroom, bathroom and ensuite

Exclusive East Belfast address

Lovely tree-lined avenue

Close to schools, parks and sporting facilities at CIYMS

uPVC double glazing

Gas fired central heating

Enclosed, mature, easily managed gardens

Living room with log burning stove

Open plan kitchen with excellent range of units and quality appliances including Quooker hot, cold and sparkling tap

Excellent decorative order

City airport and City centre easily accessible

Oak panelled interior doors

Amtico 'oak' flooring



Beautiful contemporary kitchen open to cosy living area



Centre island and feature walk-in larder cupboard



Living area open to kitchen



Concealed coffee / bar area

The property comprises...

OPEN PORCH uPVC double glazed front door with inset double glazed panels.

ENTRANCE HALL: Amtico 'oak' flooring. Cloaks space under stairs.

CLOAKROOM: 7' 6" x 4' 0" (2.29m x 1.22m) Low flush wc, pedestal wash hand basin, mosaic tiled floor, extractor fan.

LIVING ROOM: 13' 6" x 12' 0" (4.11m x 3.66m) Feature cast iron wood burning stove, Amtico 'oak' flooring.

LIVING / KITCHEN 27' 6" x 15' 0" (8.38m x 4.57m) Amtico 'oak' flooring, picture window looking into rear garden, walk-in larder cupboard, sliding door to floor to ceiling window and sliding door to rear garden. Double glass doors to hall. Extensive range of midnight blue high and low level cupboards, centre island with marble 'Dekton' worktop, inset stainless steel sink, Quooker hot, cold and sparkling water tap, waste disposal unit, Neff double ovens, plate warming drawer, ceramic downdraft 'Bora' hob, Siemens dishwasher, fridge, freezer, concealed coffee/bar area. Walk-in shelved pantry.

DINING ROOM: 15' 9" x 9' 0" (4.8m x 2.74m) 'Oak' flooring, floor to ceiling window overlooking patio and sliding double glazed door to patio and garden.

UTILITY ROOM: 11' 3" x 5' 6" (3.43m x 1.68m) Composite sink and mixer tap, raised plinth for washing machine and tumble dryer, tiled floor, extractor fan.

BEDROOM (1): 12' 3" x 12' 0" (3.73m x 3.66m) Plus walk-in wardrobe.

ENSUITE SHOWER ROOM: 5' 6" x 4' 9" (1.68m x 1.45m) Low flush wc, vanity wash hand basin, tiled floor, tiled walls, extractor fan, fully tiled corner shower with drencher and telephone showers, recessed lighting.

BEDROOM (2): 12' 0" x 11' 9" (3.66m x 3.58m)



Ground floor main bedroom (1) with en suite.

FIRST FLOOR

BEDROOM (3): 15' 0" x 12' 0" (4.57m x 3.66m) View over rear garden. Storage into eaves.

BEDROOM (4): 12' 0" x 10' 6" (maximum) (3.66m x 3.2m) Double glazed Velux window. Storage into eaves.

BATHROOM: 13' 6" x 7' 3" (maximum) (4.11m x 2.21m) White suite comprising panelled bath with mixer tap, vanity wash hand basin, wc with concealed cistern, double glazed Velux window, tiled walls, tiled floor, fully tiled shower cubicle with drencher and telephone hand showers, extractor fan, recessed lighting, chrome heated towel radiator.

OUTSIDE

Tarmac driveway and parking space/turning space.

Mature easily managed gardens to front and rear in lawns, flowerbeds, shrubs and enclosed with fencing to rear. Trees and fruit trees, flagged patio and barbeque area.

Timber, shelved, potting shed.



En suite shower room



Ground floor bedroom (2)



Bedroom (3)



First floor bathroom



Bedroom (4)

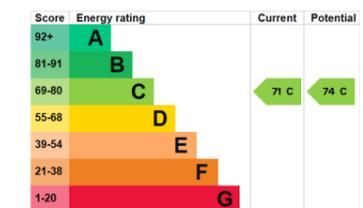
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			●
Is there an annual service charge?			●
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?			●
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

UTILITIES

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold / freehold / term / ground rent £

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025 /2026 is c. £3,357.55

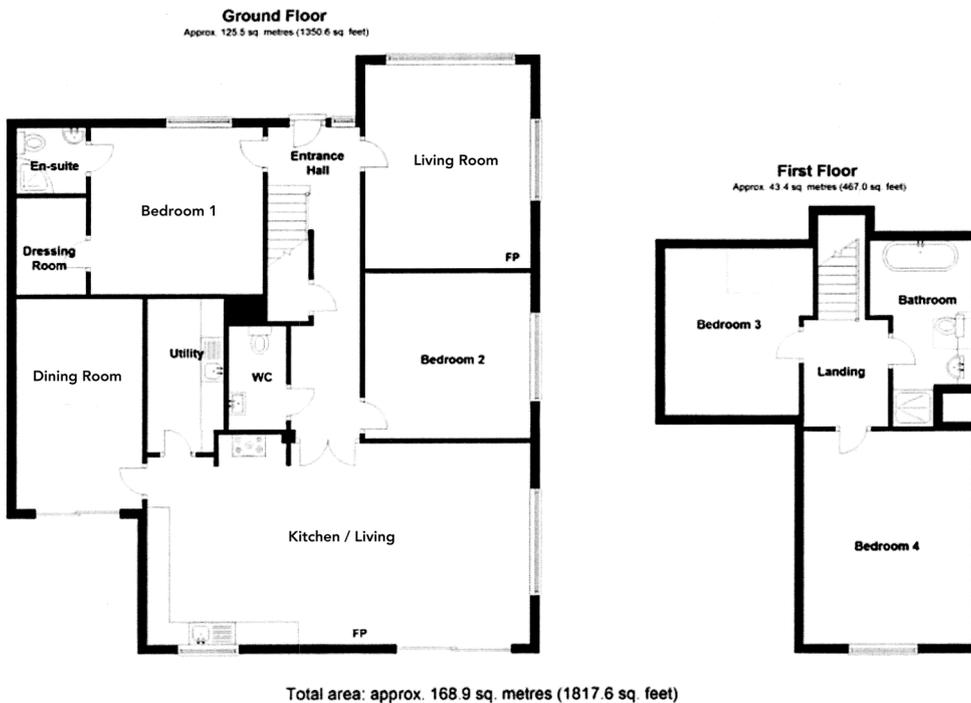
VIEWING: By appointment with **RODGERS & BROWNE**.

Location

From Sydenham by-pass, head towards Belfast along Hollywood Road. Circular Road is fourth on left-hand-side.



Floor plan



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&
BROWNE**

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