



## 87 West Circular Road , Belfast, BT13 3QB

**Offers Over £84,950**

Fantastic Opportunity To Purchase A Stunning Ground Floor Apartment With Private Entrance And Outside Space.

A fabulous opportunity to purchase a stunning ground floor apartment situated within this most popular location on the West Circular Road. The modern interior comprises 2 bedrooms, lounge with picture window, modern integrated fitted kitchen incorporating built-in high level oven, induction hob, integrated microwave, fridge/freezer and dishwasher and luxury white bathroom suite. The property further offers partially uPvc double glazed windows, gas central heating, excellent storage spacious internally and externally and benefits from low outgoings. Private gardens front and rear combines with a most convenient location to make this the perfect buy for young and old alike. - Early Viewing Highly Recommended

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>	76	77
	(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>		EU Directive 2002/91/EC	

# 87 West Circular Road

, Belfast, BT13 3QB



- Stunning Ground Floor Apartment · 2 Bedrooms
- Modern Integrated Fitted Kitchen · Luxury White Bathroom Suite
- Partially Upvc Double Glazed Windows · Private Own Door Entrance
- Lounge With Picture Window
- Gas Central Heating
- Most Convenient Location

## Entrance Hall

Upvc entrance door, wood laminate floor.

## Lounge

14'10" x 10'9" (4.53 x 3.30)

Wood laminate floor, double panelled radiator.

## Kitchen

Single drainer stainless steel sink unit, range of high and low level unit, formica worktops, built-in high level oven, induction hob, integrated microwave, integrated fridge/freezer, integrated

dishwasher, partly tiled walls, ceramic tiled floor, double panelled radiator, recessed lighting, uPvc rear door.

## Bathroom

Luxury white bathroom suite with chrome fittings comprising tiled bath, thermostatically controlled drench shower unit, telephone hand set, vanity unit, low flush wc, featured radiator, fully tiled walls, pvc ceiling.

## Bedroom

11'8" x 10'7" (3.56 x 3.23)

Wood laminate floor, double panelled radiator, partly panelled walls, recessed lighting.

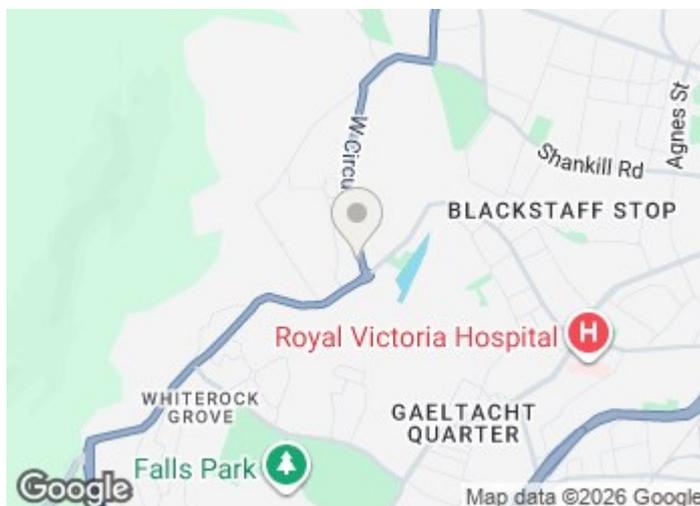
## Bedroom

8'11" x 6'9" (2.72 x 2.07)

Wood laminate floor, panelled radiator, built-in storage, concealed gas boiler, recessed lighting.

## Outside

Hard landscaped rear garden with flowerbeds, boiler house, outside tap and light.

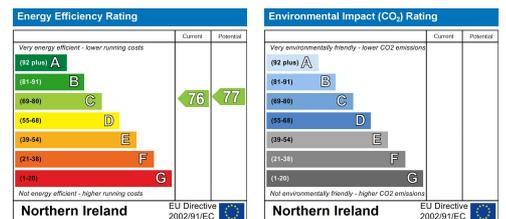


## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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