

35 West Circular Crescent , Belfast, BT13 3QP

Offers Over £134,950

An Immaculately Presented End Terrace Holding A Superb End Of Cu-De-Sac Position Just Off The West Circular Road.

Extensively modernised end terrace home immaculately presented holding a prime end of cul-de-sac position off the West Circular Road. The bright and spacious interior comprises 2 bedrooms, open plan lounge with media wall, contemporary fitted kitchen incorporating a built-in under oven and ceramic hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, pvc fascia and eaves, gas fired heating, new rainwater goods and low outgoings. Excellent hard landscaped gardens front and rear combines with off street parking and superb outdoor storage creating a home perfect for the first time buyer or young married couple - Early viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

35 West Circular Crescent

, Belfast, BT13 3QP



- Immaculately Presented End Terrace
- Modern White Bathroom Suite
- Gas Central Heating
- Prime End Of Cul De Sac Position
- 2 Bedrooms Open Plan Lounge
- Upvc Double Glazed Windows & Doors
- Hard Landscaped Gardens
- Contemporary Fitted Kitchen
- Pvc Fascia Eaves Replacement Rain Water Goods
- Driveway Parking

Extended Entrance Porch

Pvc double glazed entrance door, wood laminate floor

Open Plan To:

Lounge

17'10" x 14'1" (5.45 x 4.31)

At widest, media wall, wood laminate floor, two double panelled radiators, pvc patio doors.

Kitchen

10'10" x 8'1" (3.31 x 2.48)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, plumbed for dishwasher, fridge/freezer space, partly tiled walls, ceramic tiled floor, high output radiator, pvc door to side.

First Floor

Landing, access to roof space, built-in cupboard.

Bathroom

Contemporary white bathroom suite comprising panelled bath, shower screen, electric shower, vanity unit, low flush wc, pvc for washing machine, pergola, twin outside panelled walls, pvc ceiling, recessed lighting, taps, outside light. chrome radiator.

Bedroom

9'9" x 9'1" (2.99 x 2.78)

At widest, built-in mirrored slider robes, wood laminate floor, double panelled radiator.

Bedroom

13'2" x 10'0" (4.02 x 3.05)

Wood laminate floor, built-in full width mirrored slider robes, built-in cupboard, concealed gas boiler, double panelled radiator.

Storage

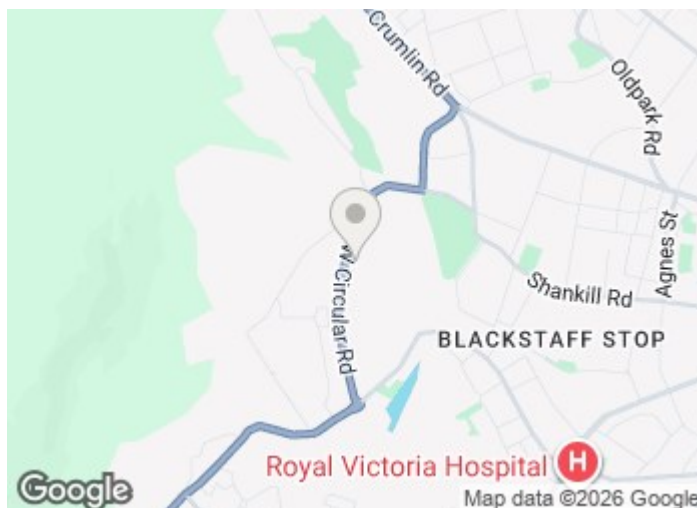
7'4" x 7'8" (2.26 x 2.35)

Upvc entrance door, outside light.

Outside

Gardens front and rear in hard landscaping, artificial grass, imprinted concrete driveway parking, patio area, outside utility plumbed

"Please note images within this brochure have been virtually enhanced or staged using Ai to represent potential lifestyle and living arrangements. While we aim to provide an accurate reflection of the property, some images may show furniture or finishes that are not included in the sale or represent "virtual renovation". We recommend a physical viewing to confirm the condition and layout of the property.



Directions



Floor Plan

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