



Well maintained over the years, this deceptively spacious detached family home features a versatile layout with accommodation spread across three floors.

To the lower ground floor there is a lounge with access to spacious sunroom, plus separate kitchen with casual dining area. At entrance level, there is a living room and study, and across the first and second floors, here are four bedrooms, two with ensuite.

Externally the property benefits from a large garage, plus driveway parking for two cars. There is an additional side sunroom leading to private and enclosed rear garden area with timber decking.

The quiet cul de sac location is only a short stroll to Belmont Park and excellent local amenities within Belmont and Ballyhackamore villages, and a five minute drive from Belfast City Airport.

Offers Over
£385,000

7 Garranard Manor,
Circular Road,
BELFAST,
BT4 2RL

Viewing by
appointment with
& through agent
028 9065 0000

- Deceptively spacious detached family home
- Quiet cul de sac location just off the Circular Road
- Entrance level living room and study
- Lower level lounge with feature fireplace and access to large sunroom
- Kitchen with casual dining area and access to additional side sunroom
- Four bedrooms, two with ensuite
- First floor family bathroom/Additional ground floor WC
- Gas central heating/uPVC Double glazing
- Private and enclosed rear garden with raised timber decking and patio seating area
- Detached double garage with storage area
- Driveway parking for several cars
- A short drive from Belmont and Ballyhackamore villages, Belfast City airport and Hollywood Exchange



The Property Comprises:

Ground Floor

Glazed hardwood front door to:

ENTRANCE HALL:



LIVING ROOM: 10' 1" x 9' 9" (3.07m x 2.97m) Wooden floor.



STUDY: 8' 2" x 6' 5" (2.49m x 1.96m) Wooden floor, built-in shelving.

DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin, part tiled walls.



Lower Level

Glazed double doors to:

LOUNGE: 15' 11" x 12' 0" (4.85m x 3.66m) Feature fireplace with granite hearth, patio door to:



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SUN ROOM: 22' 9" x 11' 9" (6.93m x 3.58m) (at widest points). Chinese slate tiled floor, glazed double doors to rear.



DINING AREA: 11' 1" x 10' 7" (3.38m x 3.23m) Wooden floor, glazed door to sun room. Open to:
KITCHEN: 11' 2" x 8' 3" (3.4m x 2.51m) Fitted kitchen with range of high and low level units, stainless steel one and a half bowl single drainer sink unit. Integrated fridge/freezer, plumbed for dishwasher, alcove for cooker, extractor hood, part tiled walls, wooden floor, glazed door to:



SIDE SUNROOM: 15' 6" x 8' 0" (4.72m x 2.44m) Chinese slate tiled floor, plumbed for washing machine, glazed door to side. Built-in storage.



First Floor Return

BEDROOM (1): 11' 3" x 10' 3" (3.43m x 3.12m) Wall to wall built-in robes with mirrored sliding doors.

ENSUITE SHOWER ROOM: Light coloured suite comprising low flush wc, pedestal wash hand basin, shower cubicle with electric shower.



BEDROOM (2): 10' 4" x 9' 3" (3.15m x 2.82m) Wall to wall built-in robes with mirrored sliding doors.



BATHROOM: White suite comprising corner panelled bath with mixer tap and telephone hand shower, low flush wc, pedestal wash hand basin, part tiled walls, shelved hotpress with lagged copper cylinder.



First Floor

LANDING: Access to roofspace via Slingsby style ladder. Velux window, storage in eaves.

BEDROOM (3): 13' 6" x 9' 8" (4.11m x 2.95m) Built-in drawers.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, shower cubicle with electric shower, low flush wc, pedestal wash hand basin with towel rail.



BEDROOM (4): 7' 11" x 7' 10" (2.41m x 2.39m) Wooden floor, Velux window.



Outside

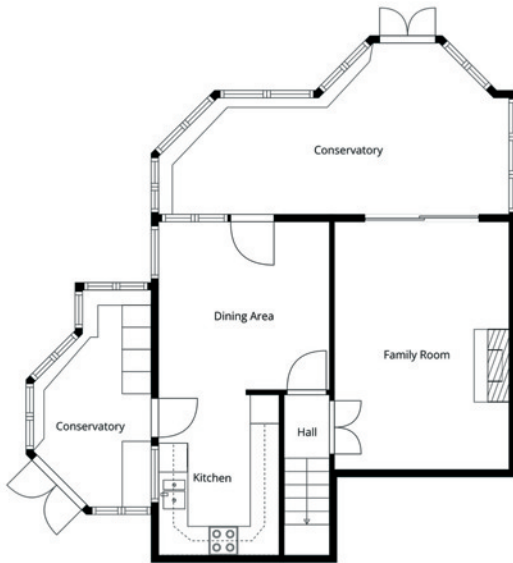
FRONT: Pebbled driveway parking and additional pavior visitor parking.

GARAGE: 15' 0" x 14' 0" (4.57m x 4.27m) Roller door, gas boiler, light and power, plumbed for washing machine. Slingsby style ladder to storage area, built-in shelving.

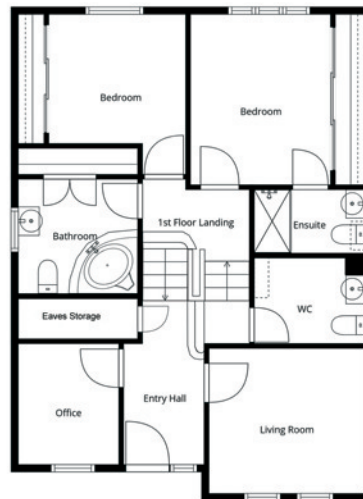
REAR: Private and enclosed garden with raised timber decking and patio seating area. Timber storage shed, boundary hedging.



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Sizes And Dimensions Are Approximate. Actual May Vary.



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Location:

Garranard Manor is located just off the Circular Road.

Belfast Branches

Lisburn Road - 028 90 66 3030

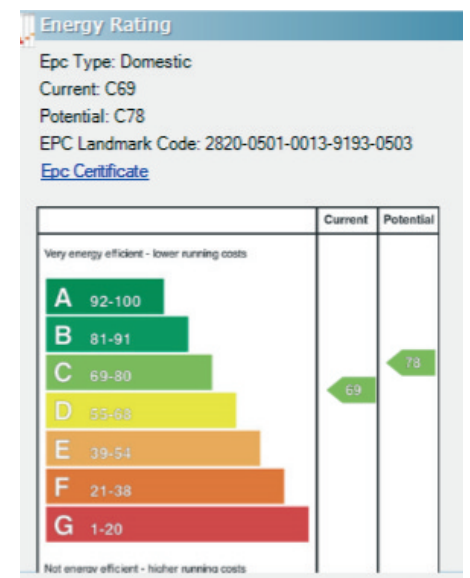
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