



Conveniently located just off the Holywood Road, Belmont and Ballyhackamore villages are both within walking distance and offer a fantastic array of cafes, restaurants, shops and amenities. Private and public transport links are near at hand offering ease of access to Belfast city centre and the surrounding areas. Many leading primary and secondary schools are also within close proximity.

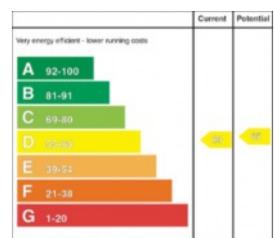
This attractive and beautifully presented semi-detached property offers bright and airy accommodation throughout. Comprising lounge, family room open plan to kitchen/dining area and WC on the ground floor, the first floor offers three bedrooms and a modern family bathroom.

Externally there is plentiful off-street parking with electric Podpoint charger to front, and a hard landscaped, enclosed rear garden.

Offers Over
£315,000

25 Circular Road,
BELFAST,
BT4 2FE

Viewing by
appointment with
& through agent
028 9065 0000





- Attractive, beautifully presented semi detached home
- Lounge with feature fireplace and bay window
- Living room with patio door to rear, open to
- Modern fitted kitchen with casual dining area
- Separate utility room with access to rear
- Three bedrooms, two with feature Cast Iron fireplaces
- Stunning parquet style Oak flooring to ground floor
- Family bathroom/Ground floor WC
- Gas central heating/uPVC Double glazing
- Ample driveway parking and garden in lawn to front
- Private and enclosed hard landscaped rear garden with timber shed
- Within walking distance of local schools, shops and restaurants

The Property Comprises:

Glazed front door to...

Ground Floor

ENTRANCE HALL: Wooden floor, cloakroom, cornice ceiling, picture rail.



WC: White suite comprising wash hand basin, low flush WC, tiled floor.



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LOUNGE: 14' 4" x 10' 10" (4.37m x 3.3m) Into bay. Feature cast iron fireplace with slate hearth, cornice ceiling, picture rail, original wooden floor.



KITCHEN/LIVING/DINING: 11' 11" x 10' 10" (3.63m x 3.3m) Original wooden floor, feature fireplace with wood burning stove and slate hearth, cornice ceiling, patio doors to rear, open to...



KITCHEN: 10' 1" x 6' 7" (3.07m x 2.01m) Modern fully fitted kitchen with range of high and low level units, 4 ring gas hob, electric double oven, Belfast style sink, Quartz work surface, stainless steel extractor hood, integrated fridge/freezer, integrated dishwasher, original wooden floor, low voltage spotlighting.



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UTILITY ROOM: 7' 2" x 5' 9" (2.18m x 1.75m) Range of high and low level units, wooden work surface, plumbed for washing machine, tiled floor, upvc glazed door to rear.



BEDROOM (1): 14' 0" x 10' 10" (4.27m x 3.3m) Into bay. Feature cast iron fireplace, cornice ceiling, picture rail.



BEDROOM (2): 11' 10" x 10' 10" (3.61m x 3.3m) Feature cast iron fireplace, cornice ceiling, picture rail.

BEDROOM (3): 8' 10" x 6' 8" (2.69m x 2.03m) Picture rail.



LANDING: Access to part floored roof space via singsby style ladder.



BATHROOM: White suite comprising low flush WC, vanity sink unit, roll top bath with mixer tap and over head shower with telephone hand shower, part tiled walls, tiled floor, low voltage spotlights.



Outside

FRONT: Garden in lawn, driveway parking for several cars.

REAR: Private and enclosed fully paved rear garden with composite seating area, timber shed, tap, light.



Location:

Heading from Belmont direction on the Holywood Road, turn right onto Circular Road, shortly after the BP Filling Station.



Sizes And Dimensions Are Approximate. Actual May Vary.

Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747

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