



Tucked away off prestigious Circular Road, The Walled Garden is a highly regarded development of stylish, luxury homes.

This unique, stunning apartment offers bright, beautifully presented accommodation over two levels.

Of particular note is the option of either two or three bedrooms. The well-appointed kitchen is also separate from the reception area, divided by a clever sliding door.

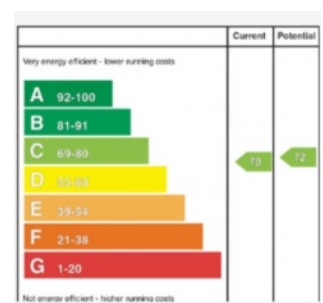
There is also secure, underground parking and our designated space features both additional room for storage and wired for an electric car charging point.

Set amongst attractive, communal gardens this is a rare opportunity to own one of these delightful homes.

Offers Over
£325,000

Apt 4, 19 The Walled Garden,
Circular Road,
BELFAST, BT4 2WG

Viewing by
appointment with
& through agent
028 9065 0000





- Stunning duplex apartment with vaulted ceilings
- 3 bedrooms
- Upstairs bedroom features ensuite shower room
- Additional shower room on entry level
- Bright living room open plan to dining area
- Modern kitchen with integrated hob & oven
- Secure underground car parking with storage & wiring for electric car charger
- Additional storage in eaves on mezzanine
- Gas fired central heating
- Double glazing: Some lovely arched windows
- Well-maintained, communal gardens & visitor parking
- Excellent decorative order
- Entryphone system
- Convenient location close to Belmont & Ballyhackamore

The Property Comprises:

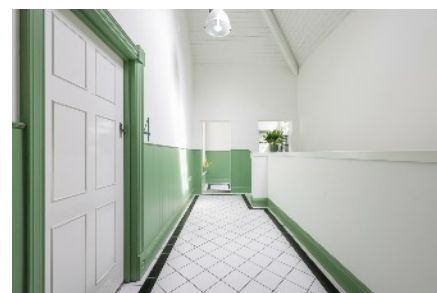
Ground Floor

Front door with entry buzzer to . . .

FOYER: Tiled and panelled.

COMMUNAL ENTRANCE HALL: Stairs down to car parking.

Door to number 4.



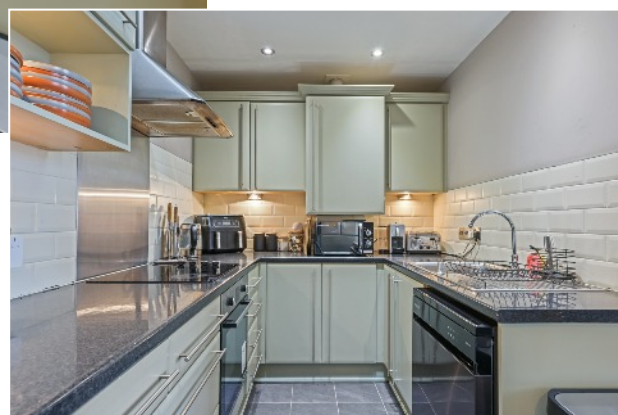
LIVING/DINING: 17' 9" x 12' 10" (5.4m x 3.92m) (average). Vaulted (up to approximately 5m) ceiling. Feature arched windows. Cloaks area. Door entry phone. Cupboard with plumbing for washing machine.



Telephone 028 9065 0000
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Sliding door to . . .

KITCHEN: 13' 11" x 6' 10" (4.23m x 2.08m) Modern range of high and low level units with, again, feature vaulted ceiling (circa 4.5m) with roof light. Integrated four ring hob and underbench oven with extractor fan over. Plumbed for dishwasher. Space (and plumbing) for American style fridge, dryer etc. Display shelving. Part tiled walls.



REAR HALL:

BEDROOM (2): 12' 11" x 10' 8" (3.94m x 3.24m) Feature arched window.



BEDROOM (3): 8' 6" x 8' 6" (2.6m x 2.59m) Feature arched window.



SHOWER ROOM: Large walk-in shower enclosure with sliding door. "Drench" shower head and additional telephone hand shower by Hans Grohe. Low flush wc. Wash hand basin with storage underneath, backlit mirror above. Feature radiator.



First Floor

PRINCIPAL BEDROOM: 21' 6" x 12' 8" (6.55m x 3.86m) (at widest points). Roof lights. Potential to sub-divide.

Access to excellent storage in eaves with light.



ENSUITE SHOWER ROOM: Comprising shower cubicle with chrome controls. Pedestal wash hand basin. Wash hand basin with storage underneath, backlit mirror above. Chrome heated towel rail.



Outside

Well-tended communal areas and gardens (via management company). Flower beds with variety of plants and flowering shrubs. Grassed areas with pathways through delightful, mature trees. Electric gates accessing car parking. Individually numbered spaces with power and light. Our space has wiring for electric car charger. Storage area. Internal stairs then take you to the foyer area and own front door.



Management company
Westthorpe Management.
Service Charge
£140 per month.



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Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

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