



One of the larger homes in this highly regarded development off prestigious Circular Road, this deceptively spacious townhouse offers flexible, well-proportioned accommodation.

All four of the bedrooms are doubles and the principal features its own dressing room. It also has an ensuite shower room, as does one of the top floor bedrooms.

The well-appointed kitchen features a casual dining area and bi-fold doors then take you out to a low maintenance rear garden which is ideal for outdoor entertaining.

A short stroll to Belmont Park, a range of excellent schools for all ages in Belmont, Ballyhackamore and even Hollywood are all easily accessible.

It is only upon internal inspection that one can appreciate all this delightful, bright home has to offer.

Offers Over
£395,000

4 Strathearn Lane,
Circular Road,
Belfast,
BT4 2BT

Viewing by
appointment with
& through agent
028 9065 0000

- Beautifully presented, modern townhouse
- Four double bedrooms: two with ensuite facilities
- Bright living room with log burner
- Modern kitchen with range of appliances
- Casual dining area with bi-fold doors to garden
- Utility room
- Family bathroom with white suite
- Additional wc on ground floor
- Excellent storage; floored roofspace
- Gas central heating; new smart boiler November 2023 (app controlled)
- Double glazed throughout
- Side-by-side parking for two vehicles
- Additional parking bays for visitors
- Enclosed, low maintenance rear garden
- Close to excellent local schools and amenities in Belmont and Ballyhackamore



The Property Comprises:

Ground Floor

Hardwood front door.

HALLWAY:

CLOAKROOM: Low flush wc, pedestal wash hand basin with tiled splashback, ceramic tiled floor.

LIVING ROOM: 14' 5" x 13' 7" (4.39m x 4.14m) (at widest points). Fireplace with glass-fronted log burner by "Dovre" on tiled hearth.



KITCHEN: 18' 8" x 10' 2" (5.7m x 3.1m) (at widest points). Modern range of high and low level units with granite work surfaces and matching peninsula unit with breakfast bar-style seating. Underhung one and a half bowl stainless steel sink unit. Integrated appliances including five ring gas hob and underbench Smeg oven. Ignis dishwasher. Whirlpool fridge and freezer. Display shelving. Open plan to:



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CASUAL DINING AREA: Bi-fold doors to rear garden.

UTILITY ROOM: 8' 1" x 5' 8" (2.46m x 1.74m) Range of high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine, space for tumble dryer. Worcester Bosch gas boiler (installed November 2023). Part tiled walls, ceramic tiled floor, extractor fan.



First Floor

PRINCIPAL BEDROOM: 14' 4" x 13' 5" (4.38m x 4.1m) (at widest points). Sliding door to:

WALK-IN DRESSING ROOM: 10' 4" x 5' 9" (3.16m x 1.76m) Excellent range of storage featuring rails and shelving.

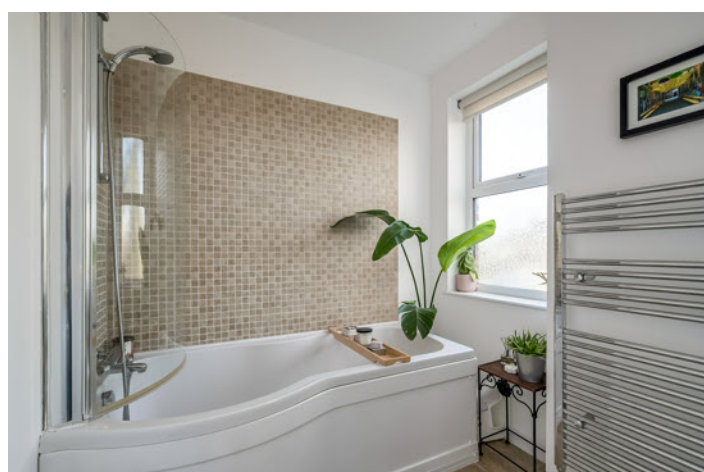
ENSUITE SHOWER ROOM: Shower cubicle with chrome controls. Wash hand basin with tiled splashback, low flush wc. Heated towel rail, ceramic tiled floor.



BEDROOM (2): 9' 6" x 9' 4" (2.89m x 2.84m) (Plus entrance area). Built-in robe with shelved storage.



BATHROOM: Modern white suite comprising shower-bath with screen. Pedestal wash hand basin with tiled splashback, low flush wc. Chrome heated towel rail, ceramic tiled floor.



Second Floor

BEDROOM (3): 18' 8" x 9' 5" (5.69m x 2.88m) Access to roofspace.



BEDROOM (4): 18' 8" x 13' 7" (5.68m x 4.15m) Access via pull-down ladder to Roofspace.
Floored with light.

ENSUITE SHOWER ROOM: Corner shower cubicle with Redring electric shower. Pedestal wash
hand basin with splash tiling, low flush wc. Ceramic tiled floor.



LANDING: Large, built-in cupboard.

Outside

FRONT: Side-by-side parking for two vehicles (Please note: There are other parking bays for guests
and visitors just across). Flowerbeds with plants and shrubs.

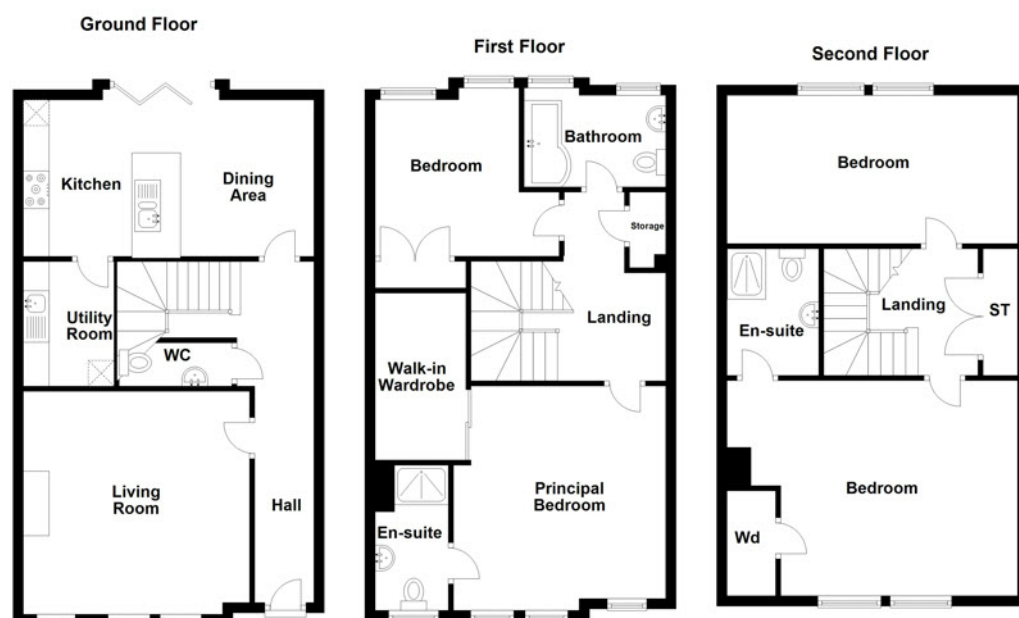
FULLY ENCLOSED REAR GARDEN: Attractively paved with gate and screening to Circular Road.
West Facing. Screened bin store.





Location:

Coming out of Belfast on Belmont Road turn left just before Strathearn School into Wandsworth Drive. Right into Sydenham Avenue and then right onto Circular Road. Strathearn Lane is on right hand side just before entrance to CIYMS. Property is in cul-de-sac on the left as you come in.



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

4 Strathearn Lane, Belfast

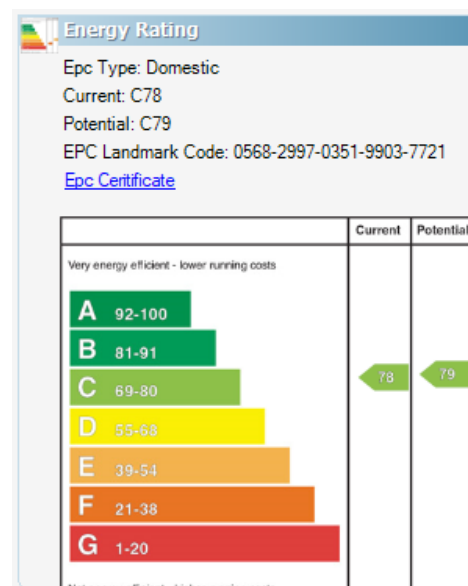
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