



Situated in a quiet yet convenient location just off the Circular Road, this attractive semi-detached has been well maintained throughout.

The lounge opens to the dining room with French doors to the garden. There are three good sized bedrooms to the first floor and a bathroom with white suite.

Outside there is a well manicured front and good sized private rear garden with additional sitting areas, driveway parking and detached garage.

Local amenities are within walking distance, whilst the City Airport, CIYMS and an excellent choice of schools are all nearby.

Offers Over
£249,950

8 Marmont Crescent,
off Circular Road,
BELFAST,
BT4 2GQ

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive, semi-detached property in cul-de-sac location
- Three well-proportioned bedrooms
- Living with feature fireplace, open to:
- Dining area and doors to rear
- Fitted kitchen with additional access to rear
- Family bathroom on first floor
- GFCH / double glazing throughout
- Detached garage / driveway parking
- Popular and convenient residential location
- Close to local shops, parks and amenities
- Walking distance to Belmont & Ballyhackamore Villages
- Transport links to Belfast City Centre



The Property Comprises:

Ground Floor

uPVC front door to:

ENTRANCE HALL: Solid wooden floor, under stairs storage.

LIVING/DINING ROOM: 25' 5" x 10' 4" (7.75m x 3.14m) Solid wooden floor. Cornice ceiling. Feature open fire with wood surround and marble hearth. uPVC doors to rear.

KITCHEN: 11' 3" x 6' 11" (3.44m x 2.10m) Range of high and low level units, work surfaces, stainless steel sink unit with chrome mixer tap. Space for oven/hob, extractor fan. Space for fridge/freezer. Plumbed for dishwasher. Fully tiled walls, uPVC door to rear. Wood effect flooring.



First Floor

LANDING: Access to roofspace. Hotpress cupboard with shelving.

BEDROOM (1): 14' 1" x 8' 4" (4.29m x 2.53m) Solid wooden floor, built-in mirrored wardrobe.

BEDROOM (2): 11' 0" x 8' 4" (3.36m x 2.53m) Outlook to rear. Built-in mirrored wardrobe.

BEDROOM (3): 10' 10" x 6' 11" (3.31m x 2.10m) Currently used as study. Storage cupboard.

BATHROOM: White suite comprising dual flush wc, vanity unit with ceramic sink and mixer tap. Panelled bath with mixer tap, glass screen and shower. Part tiled walls.

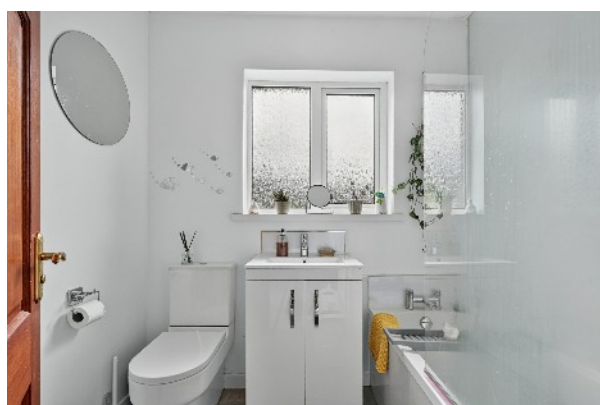


Outside

GARAGE: Up and over door, power and light. Plumbed for washing machine, space for tumble dryer.

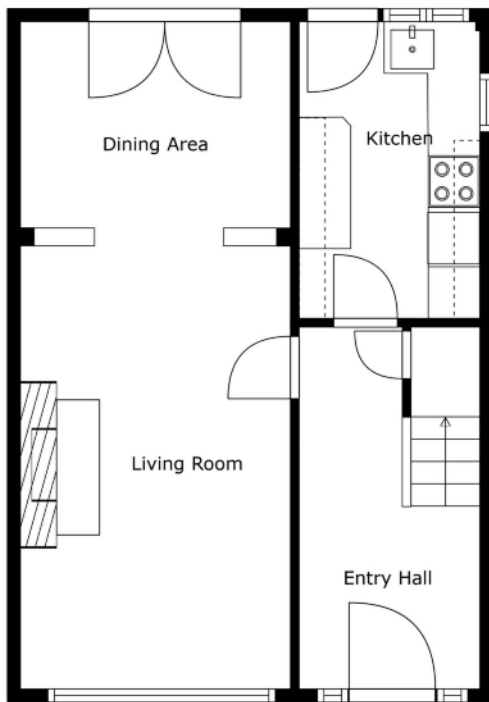
FRONT: Driveway parking. Garden laid in lawn. Surrounding hedging.

REAR: Large enclosed rear garden laid in lawn with sunny aspect. Additional patio area. Mature shrubs, outside light and tap.

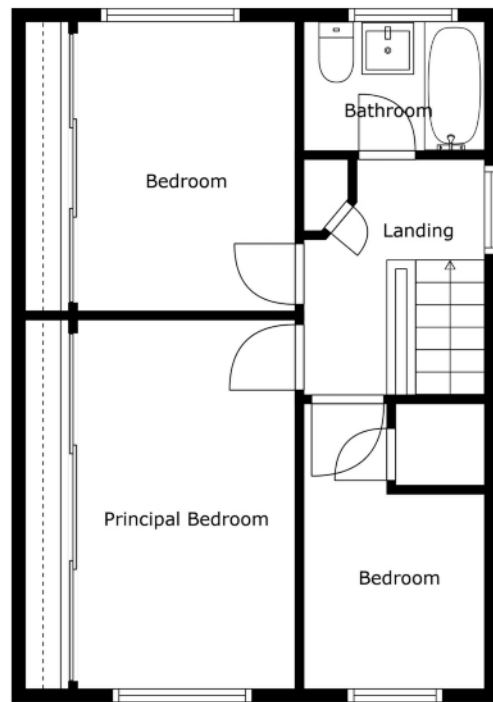


Location:

Travelling along the Circular Road from Belmont, head towards the Holywood Road. Turn right after Avonvale into Marmont Park and first left into Marmont Crescent.



Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com

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