

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



75 CIRCULAR ROAD, BELFAST, BT4 2GB

OFFERS OVER £475,000

Located in this convenient and highly sought after area of East Belfast and situated on a large and exceptionally private site, this attractive home offers well proportioned accommodation and generous outdoor space, ideal for modern family living. The property benefits from gas fired central heating and double glazing, providing comfort and efficiency throughout.

The accommodation is bright and welcoming, beginning with an entrance porch leading to a spacious reception hall featuring solid strip wood flooring and a cornice ceiling. The lounge is a particularly inviting space with solid oak strip wood flooring, an attractive fireplace with tiled hearth and a cornice ceiling the separate dining room also enjoys solid oak strip wood flooring and a cornice ceiling.

A further living room with bay window provides additional flexible reception space, perfect for everyday family living. The kitchen is fitted with an excellent range of high and low level units along with an eye level oven, gas hob and stainless steel sink unit.

Upstairs, the property offers three well proportioned bedrooms, including a spacious principal bedroom with built in robes. A bathroom is located on the ground floor and is fitted with a panelled bath, wash hand basin and WC, while a separate shower room on the first floor features a walk in shower, wash hand basin and WC.

Externally, the property is equally impressive. A driveway to the front provides ample parking and is complemented by gardens in lawn with mature trees and shrubs. To the rear, the generous south facing garden enjoys a patio area leading to a spacious lawn bordered by mature planting and hedging, offering excellent privacy and a wonderful space for outdoor relaxation.



Key Features

- Attractive Detached Family Home In A Highly Sought After And Convenient Belfast Location
- Elegant Lounge Featuring Attractive Fireplace And Solid Oak Strip Wood Flooring
- Additional Living Room Providing Flexible Family Living Space
- Generous, Private And Secluded South Facing Rear Gardens With Patio And Mature Planting
- Bright And Spacious Accommodation With Three Well Proportioned Bedrooms
- Separate Dining Room Ideal For Family Meals And Entertaining Guests
- Fitted Kitchen With Excellent Range Of Units And Integrated Gas Hob
- Driveway Parking And Detached Garage Providing Excellent Storage Space



Accommodation Comprises

Entrance Porch

Entrance Hall

Solid strip wood flooring, cornice ceiling.

Lounge

18' x 11'5

Solid oak strip wood flooring, attractive fireplace. with tiled hearth, cornice ceiling.

Dining

11'4 x 8'

Solid strip wood flooring, cornice ceiling.

Living Room

13' x 11'9

(Into Bay)

Solid oak strip wood flooring (under carpet) Cornice ceiling.

Kitchen

11'4 x 8'

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, built in eye level oven and four ring gas hob, space for microwave, partly tiled walls, fully tiled flooring, plumbed for dishwasher.

Bathroom

Coloured suite comprising: Panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin with mixer tap, low flush WC, partly tiled walls.

First Floor Landing

Bedroom 1

19'4 x 12'

Range of built in robes.

Bedroom 2

11'6 x 11'4

Bedroom 3

11'7 x 11'

Shower Room

White suite comprising: Walk in shower cubicle with electric shower and sliding shower door, wash hand basin, low flush WC, partly tiled walls, fully tiled flooring.

Outside

Driveway to front with parking for two/three cars, gardens in lawn with mature trees and shrubs. Large gardens to rear with patio area leading to gardens in lawn with mature trees, shrubs and boundary hedging. Summer house at rear of garden.

Detached Garage

17'3 x 8'4

Up and over door. Additional storage room to rear with plumbing for washing machine.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due

Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

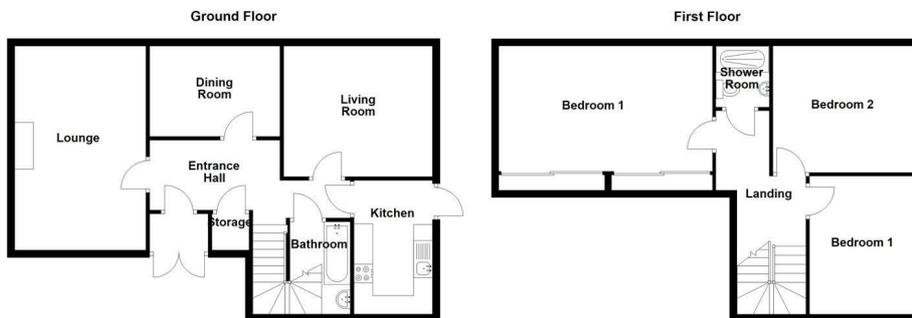
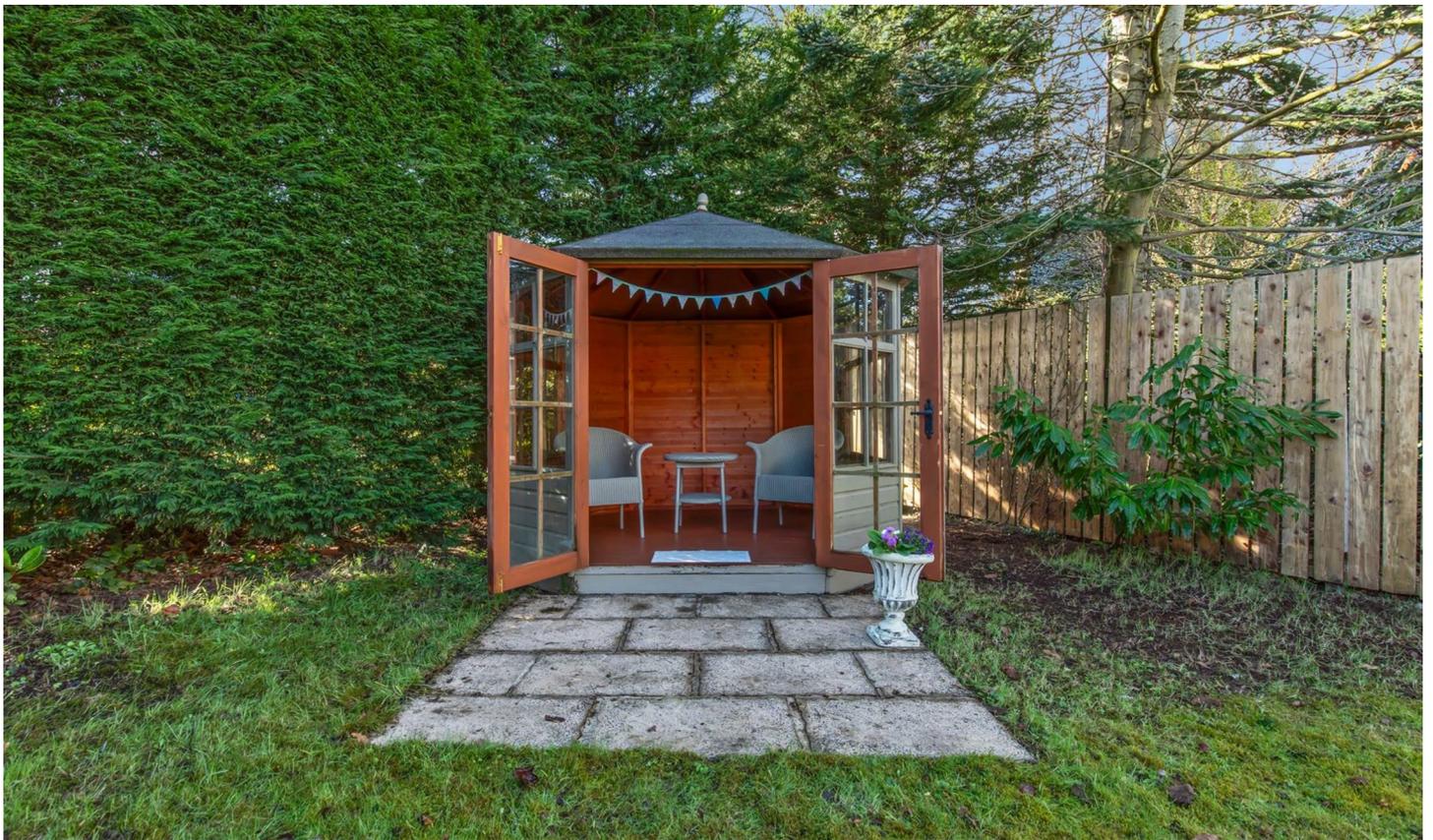
You can find more information about the legislation at www.legislation.gov.uk











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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