



Tucked away in a quiet cul-de-sac off Circular Road in East Belfast, this three-bedroom semi-detached home offers plenty of space inside and out.

The open-plan living and dining area is bright and welcoming, with a separate sitting room providing extra flexibility. The kitchen looks out over the private garden, making it a nice spot to cook and unwind. Upstairs, the bedrooms are all a good size, with plenty of natural light. Practical features like oil-fired central heating, double glazing, a secure rear garden, garage, and driveway parking add to the home's appeal.

With local schools, shops, and transport links to Belfast city centre all within easy reach, this is a great option for anyone looking for a spacious home in a peaceful yet convenient location.

Offers Over  
£279,950

27 Marmont Crescent,  
Holywood Road,  
Belfast,  
BT4 2GQ

Viewing by  
appointment  
through agent  
028 9042 4747



- Extended 3-bedroom semi-detached home
- Large corner plot with a private garden
- Located in a quiet cul-de-sac, perfect for a peaceful setting
- Open-plan living and dining area
- Separate sitting room for extra space
- Well-equipped kitchen overlooking the garden
- Three good-sized bedrooms
- Family bathroom
- Oil-fired central heating
- uPVC double glazing
- Driveway and garage
- Enclosed rear garden, great for outdoor space

The Property Comprises:

## Ground Floor

uPVC front door with glazed panels to . . .

RECEPTION HALL: Understairs storage cupboard.

LIVING ROOM: 12' 10" x 10' 10" (3.9m x 3.3m) (at widest points). Outlook to front, marble fireplace with wooden surround and electric fire.



SITTING ROOM: 21' 4" x 9' 10" (6.5m x 3.0m) (at widest points). Outlook to rear.



KITCHEN: 18' 1" x 7' 7" (5.5m x 2.3m) Excellent range of high and low level units, 1.5 bowl sink unit with chrome mixer tap, Zanussi electric oven and hob, breakfast bar for casual dining, plumbed for washing machine, fridge and dishwasher, laminate tile effect flooring, uPVC double glazed door to rear.



First Floor

LANDING:

BEDROOM (1): 12' 10" x 10' 10" (3.9m x 3.3m) Outlook to front, mirror fronted built-in wardrobes.



BEDROOM (2): 10' 10" x 9' 10" (3.3m x 3m) Outlook to rear.



BEDROOM (3): 9' 6" x 6' 3" (2.9m x 1.9m) Outlook to front, built-in storage.



SHOWER ROOM: Comprising low flush wc, wash hand basin with chrome taps, shower enclosure with Mira electric shower unit, fully tiled walls, tile effect laminate flooring,



ROOFSPACE: Accessed via Slingsby ladder, partially floored with light.

## Outside

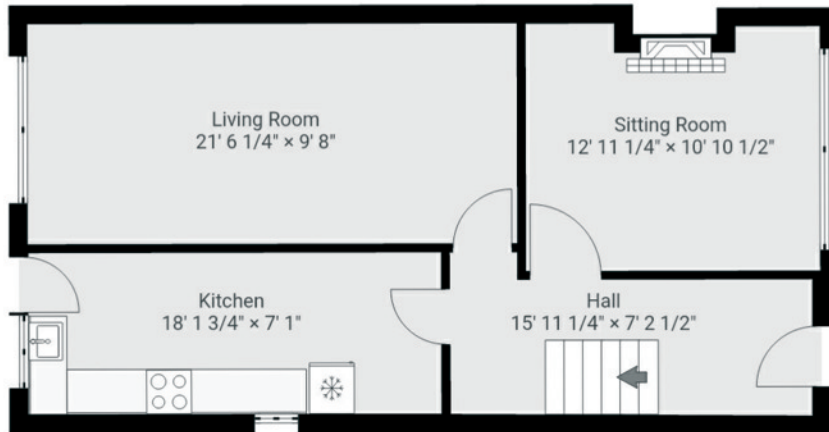
Front garden in lawn. Tarmac driveway to side with parking for at least three cars to . . .

GARAGE: 16' 1" x 8' 6" (4.9m x 2.6m) Up and over door.

Private, sheltered rear garden in lawn with patio area, surrounded by hedging and trees.







## Location:

Travelling towards Knocknagoney on the Hollywood Road just before Tillysburn turn left into Marmont Park. Follow the up and around. Take the 2nd street on the right, Marmont Crescent. Number 27 is on the right side at the bottom of the cul de sac.

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