



KARL  
BENNETT  
& CO

# "Clogheen"

## 96 Circular Road, Belfast, BT4 2GE



## Asking Price: £1,100,000

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## KEY FEATURES

- Fabulous extended semi detached family home situated on the prestigious Circular Road in the heart of East Belfast
- This family home has been totally refurbished throughout and finished to the highest of standards by the current vendors
- Living room with feature wooden fireplace and gas fire, open plan to dining area
- Drawing room with black slate fireplace and dual fuel wood burning stove
- Fabulous extended kitchen open plan to large family dining area with under floor heating and bi-fold doors to rear garden
- Six bedrooms, two with en-suites (primary bedroom with dressing room and access to balcony with glass surround)
- Contemporary bathroom with a three piece white suite and free standing tub bath and half wood panelled walls
- Gas fired central heating and triple glazing throughout the property
- Seldom do properties of this calibre come to the open market for sale, early viewing is highly recommended



## SUMMARY

96 Circular Road was one of the first houses built in 1936 in this prestigious location of East Belfast, it is aptly named after a little village in the Republic of Ireland, Clogheen. This property was completely stripped back to the bare brick approximately 18 years ago when the current vendor purchased the property, and a full programme of building works was undertaken.

Situated in this leafy suburb of East Belfast, this truly magnificent family home has been finished to the highest of standards throughout. As well as being beautifully presented, the house sits on a level site extending to half an acre in one of Belfast's most sought-after addresses.

The property is within easy walking distance to some of East Belfast's leading schools and leisure amenities. The property is located convenient to George Best Belfast City Airport, Parliament Buildings, and CIYMS rugby and cricket leisure club. Access to Belfast City Centre via local bus routes and local shopping is available at the nearby Belmont Road and Ballyhackamore with a selection of cafes and restaurants.

The property has generous family accommodation comprising seven bedrooms, including a primary bedroom with en-suite facilities and dressing room, four reception rooms, and a large open plan fitted kitchen with dining area open plan to a spacious family room which works well as the focal point for the family of this modernised and welcoming family home.

To the front there is ample parking for several cars via electric gates leading to a large driveway, with front gardens laid in lawns and shrubs and to the rear there is a large paved patio and generous gardens laid in lawns, mature trees and shrubs which have been tastefully planted to give plenty of lawn space and a purpose built tree house.

All in all a superb family home which is sure to attract a lot of interest as properties of this calibre rarely come to the market For Sale.

# ACCOMMODATION

## COVERED ENTRANCE PORCH

Tiled step.

## HARDWOOD FRONT DOOR:

## ENTRANCE HALL:

Solid Oak flooring. Under stairs storage cupboard. Multi fuel burning stove with wooden mantle and slate hearth. Recessed low voltage lighting.

## WC:

Concealed cistern, granite worktop with upstands and white basin with chrome meno tap, and concealed storage. Back lit mirror.

## DRAWING ROOM: (21'1" X 14'6") into bay

Feature natural brick fireplace and hearth with multi fuel burning stove inset. Recessed low voltage lights, solid wood flooring.





## DINING ROOM: (28'2" X 16'5")

Cast iron multi fuel burning stove with tiled hearth, original solid Oak flooring. Corniced ceiling.





### **KITCHEN: (14'10" X 12'7")**

Full range of high and low level solid wood units. Polished granite work surfaces and upstands. Built in gas range cooker, integrated dishwasher, inset sink unit with mixer tap. Wine rack, breakfast bar unit with polished granite work surface. Space for American fridge freezer, recessed low voltage lights. Ceramic tiled floor.

### **UTILITY ROOM: (12'10" X 7'11")**

Range of high and low level units. Plumbed for washing machine. Space for tumble dryer. Stainless steel sink unit with mixer tap. Ceramic tiled floor. Extractor fan. Upvc back door.

### **FAMILY/DINING ROOM: (29'1" X 12'9")**

Solid wooden floor.







## FIRST FLOOR

### SPACIOUS GALLERY LANDING:

#### PRIMARY BEDROOM: (17'0" X 15'3")

Fully enclosed shower cubicle with thermostatic shower with seat. Low flush WC. Vanity unit with wash hand basin and additional storage. Part tiled walls. Ceramic tiled floor.

#### DRESSING ROOM: (12'6" X 8'3")

Excellent range of built in wardrobes.

#### BEDROOM 2: (13'4" X 10'4")

#### BEDROOM 3: (13'4" X 10'3")

#### BEDROOM 4: (11'1" X 9'8")

#### EN-SUITE SHOWER ROOM:

Fully enclosed shower cubicle with thermostatic shower. Low flush WC. Vanity unit with wash hand basin and storage. Part tiled walls, ceramic tiled floor. Recessed low voltage lights.





## **BEDROOM 5: (12'10" X 10'8")**

## **BATHROOM: (10'8" X 8'6")**

White suite comprising roll top freestanding ball and claw bath with mixer taps and shower attachment. Fully tiled shower cubicle with thermostatic shower. High level traditional flush WC. Pedestal wash hand basin with brass taps. Part tiled walls, ceramic tiled floor. Heated towel rail, extractor fan, mirror with back lighting. Recessed low voltage lighting.





## SECOND FLOOR

### **LIBRARY / STUDY: (15'6" X 15'3")**

Recessed low voltage lights and oak book shelving. Velux window.



### **BEDROOM 6 / OFFICE: (14'6" X 12'6")**

Recessed low voltage lights.

### **BEDROOM 7 / GYM: (13'3" X 12'6")**

Recessed low voltage lights.



ACCESS TO LOFT WITH POTENTIAL TO CONVERT TO DRESSING ROOM OR ADDITIONAL EN-SUITE: (20'0" X 12'0")



## OUTSIDE

To the front is a garden laid in lawn with mature shrubs & trees. To the rear is a paved patio leading to beautiful landscaped gardens with feature shrub and flower beds, seating area and purpose built tree house, ideal for summer evenings.

## GARAGE:

Power and light.







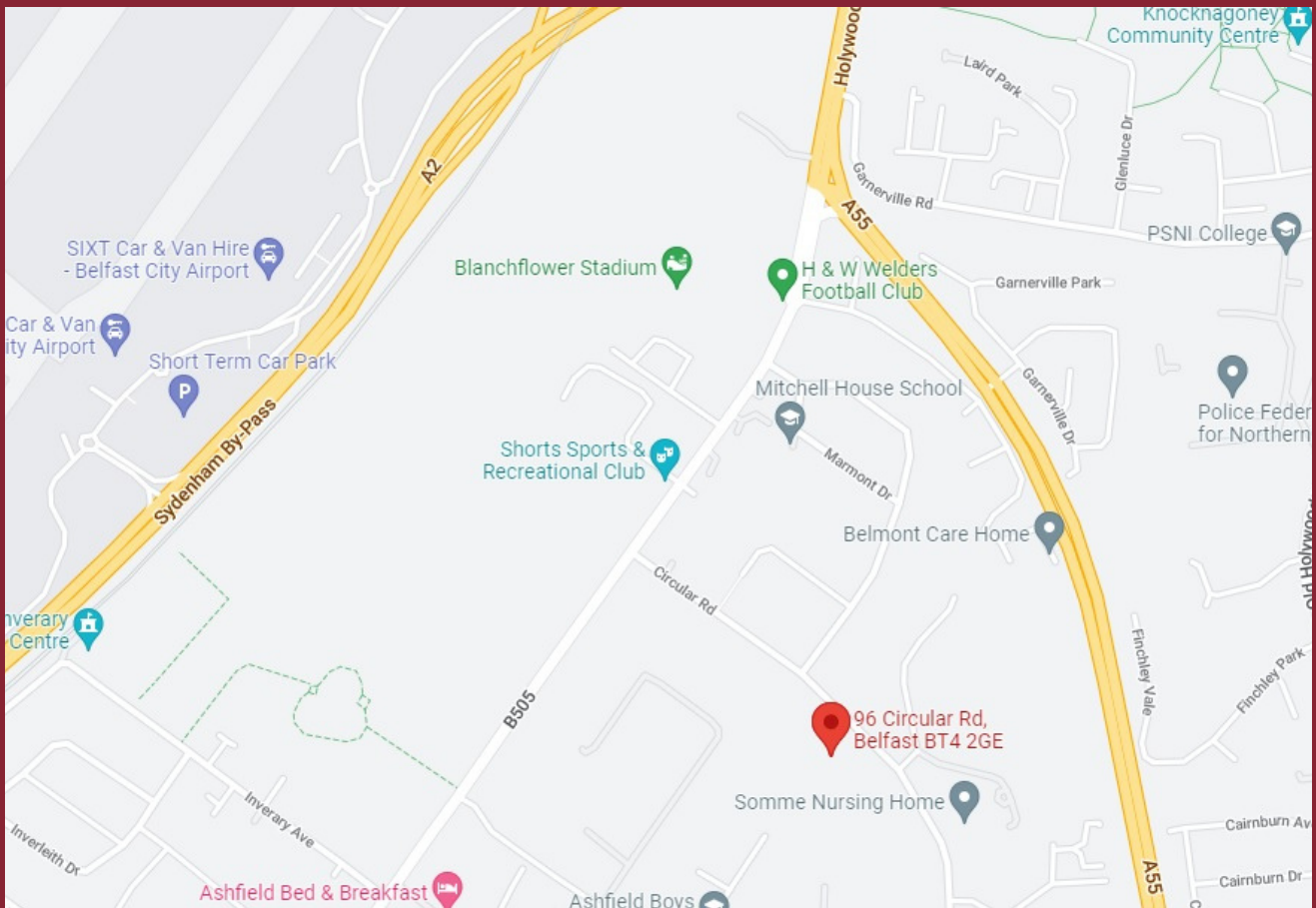






## DIRECTIONS

Driving out of Belfast on the Upper Newtownards Road, Clonlee Drive is on the left hand side just before Knock Fire Station.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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