

## 188 West Circular Road , Belfast, BT13 3QL

**Offers In The Region Of  
£190,000**

Beautifully Presented And Luxuriously Appointed Extended Detached Villa Holding A Magnificent Corner Site In This Most Admired Location

A fabulous opportunity to purchase a modernised and beautifully presented extended detached villa holding a prime position within this highly regarded residential location. The richly appointed interior comprises 3 bedrooms, superb roof space, through lounge with patio doors to garden, modern extended fitted kitchen with built-in oven and ceramic hob, downstairs shower room, utility room and white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, Pvc fascia and eaves, replacement rain water goods and has been maintained to the highest possible standard by the present owners with reroofing in recent times. A superb hard landscaped corner site with southerly aspect, patio areas and a substantial detached garage with store and ample carparking add the finishing touches to a home which will impress all who view.

Internal inspection highly recommended.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 34                      | 37        |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| Northern Ireland                            |   | EU Directive 2002/91/EC |           |



# 188 West Circular Road

, Belfast, BT13 3QL



- Fabulous Extended Detached Residence
- White Family Bathroom
- Utility Room Oil Fired Central Heating
- Upvc Facia And Eaves
- 3 Bedrooms Through Lounge
- Downstairs Shower Room
- Upvc Double Glazed Windows
- Extended luxury Fitted Kitchen
- Oil Fired Central Heating
- Corner Site Detached Garage

## Open Entrance Porch

### Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, understairs storage, panelled radiator.

### Through Lounge into Bay

26'0" x 13'3" (7.93 x 4.04)

Into bay, feature brick fireplace, wood burner, wood laminate floor, panelled radiator.

### Dining

Built-in twin storage cupboards, panelled radiator, double patio doors.

### Extended Kitchen

23'6" x 9'10" (7.18 x 3.01)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, partly tiled walls,

ceramic tiled floor, upvc double glazed rear door.

### Utility Room

9'8" x 7'2" (2.95 x 2.19)

Single drainer stainless steel sink unit, range of units, american fridge/freezer space, plumbed for washing machine, ceramic tiled floor.

### Shower room

White suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor.

### First Floor

#### Bathroom

White suite comprising shower cubicle, electric shower, vanity unit, low flush wc, pvc panelled walls and ceiling, recessed lighting, feature radiator.

### Bedroom

11'3" x 10'8" (3.45 x 3.26)

Range of built-in robes with cupboards above, wood laminate floor, panelled radiator.

### Bedroom

11'7" x 11'0" (3.54 x 3.36)

Panelled radiator.

### Bedroom

8'1" x 7'2" (2.47 x 2.19)

Panelled radiator.

### Roof Space

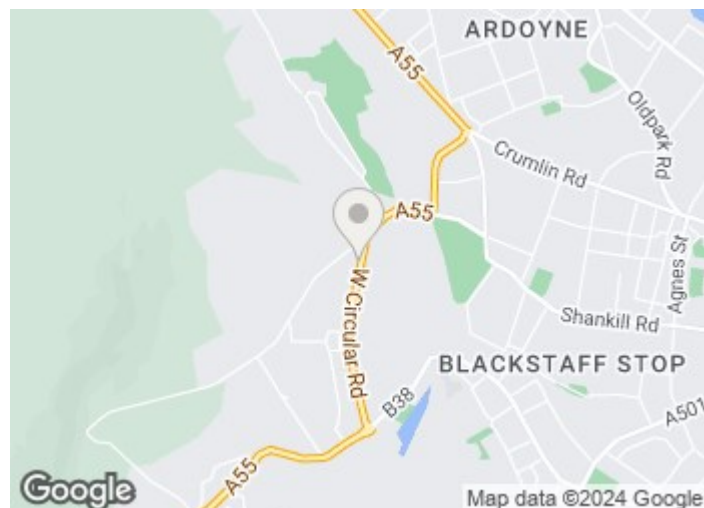
Slingsby type ladder, floored and sheeted.

### Detached Garage

Roller shutter door.

### Outside

Corner site, front in lawn with hard landscaped side and rear, driveway, patio area, covered area, oil boiler.



## Directions





# Floor Plan

188, West Circular Road, BELFAST, BT13 3QL



Total Area: 106.8 m<sup>2</sup> ... 1149 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

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| Energy Efficiency Rating                                |                         | Environmental Impact (CO <sub>2</sub> ) Rating                              |                         |
|---|-------------------------|---|-------------------------|
| Current   | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs<br>92-100 A |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>92-100 A |                         |
| 91-91 B   |                         | 81-91 B   |                         |
| 89-80 C   |                         | 64-80 C   |                         |
| 85-68 D   |                         | 55-68 D   |                         |
| 82-54 E   |                         | 49-54 E   |                         |
| 71-38 F   | 34                      | 21-38 F   |                         |
| 62-20 G   | 37                      | 13-20 G   |                         |
| Not energy efficient - higher running costs             |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions             |                         |
| Northern Ireland  | EU Directive 2002/91/EC | Northern Ireland  | EU Directive 2002/91/EC |

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