

101 North Circular Road , Belfast, BT14 6TN

Offers Around £319,950

Stunning Extensively Modernised Detached Period Residence Holding A Prime Position Within This Highly Desirable Location.

A fabulous detached residence holding a mature main road position within this much admired and sought after residential location. The present owners have extensively refurbished and modernised the property creating the perfect family home. The generously proportioned accommodation comprises 3 bedrooms, 2+ reception rooms to include fabulous walk around double sided inset stove, beautiful hand crafted kitchen with granite worktops and range cooker, Island unit leading to open plan living area with sliding patio doors to garden. The dwelling further offers utility pantry and deluxe family bathroom in white suite and benefits from gas central heating, built-in wardrobes to bedroom one, Upvc double glazed windows, and has undergone significant improvement works which will become immediately apparent on inspection.

A detached garage and mature hard landscaped gardens with ample carparking add the finishing touches to a home which will not disappoint.

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		64	70
EU Directive 2002/91/EC			

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- Extensively Refurbished Detached Residence
- Gas Central Heating
- Deluxe Family Bathroom
- Many Fine Features
- 3 Bedrooms 2+ Reception Rooms
- Upvc Double Glazed Windows
- Detached Garage Private Rear Garden
- Stunning Fitted Kitchen With Range
- Modern White En- Suite Shower Room
- Highest Presentation

Entrance Hall

10'0" x 9'10" (3.07 x 3.01)

Composite entrance door, porcelain tiled floor, double panelled radiator, twin built-in storage cupboards.

Lounge

15'8" x 12'1" (4.79 x 3.70)

Feature walk round double sided inset stove, over mantel, double panelled radiator, wood laminate flooring.

Dining Room

12'11" x 10'8" (3.96 x 3.27)

Feature walk round double sided inset stove, double panelled radiator, wood laminate flooring.

Kitchen

24'0" x 11'11" (7.33 x 3.65)

Bowl and a half stainless steel sink unit, bevelled granite worktop, extensive range of high and low level units, range cooker multiple ovens with warming drawer, 5 ring gas hob, canopy extractor fan, glass splash back, granite splash back, American fridge freezer housing, plumbed for dishwasher. Island unit, breakfast bar, Upvc double glazed patio doors, twin velux rooflights, recessed lighting, strip lighting. Wood laminate floor.

Family Snug

Hole in wall fireplace, multi fuel burner with granite worktop. Wood laminate floor, panelled radiator.

Walk-in Utility Pantry

Plumbed for washing machine, tumble dryer space, wood laminate flooring.

First Floor

Landing, panelled radiator.

Bedroom

15'6" x 11'7" (4.74 x 3.54)

Double panelled radiator. Built-in robes with dual aspect windows.

Bedroom

12'9" x 12'7" (3.89 x 3.84)

Panelled radiator.

En- Suite Shower Room

Modern white suite comprising walk-in shower cubicle thermostatically controlled drench shower unit, telephone hand shower, vanity unit, low flush WC, chrome radiator, ceramic tiled floor, fully tiled walls, recessed lighting.

Bedroom

12'2" x 10'5" (3.71 x 3.19)

Panelled radiator.

Bathroom

Modern white suite comprising roll top panelled bath with claw feet, telephone hand shower, vanity unit, low flush wc, walk-in shower cubical, thermostatically controlled drench shower, telephone hand shower, fully tiled walls, chrome radiator, ceramic tiled floor, recessed lighting.

Roof Space

Detached Garage

9'4" x 5'6", 14'7" x 9'4" (2.85 x 1.70, 4.46 x 2.85)

Up and Over Door to Front Storage.

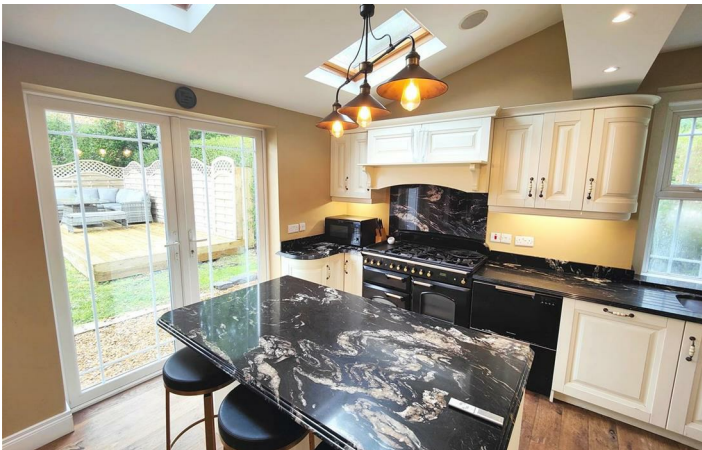
Rear Storage Via Pvc door.

Outside

Gardens front hard landscaped with carparking bays, paved driveway. Rear garden in lawn with superb sun decking, mature hedging, boiler house gas boiler. Outside light and tap. Stone chip paths.



Directions



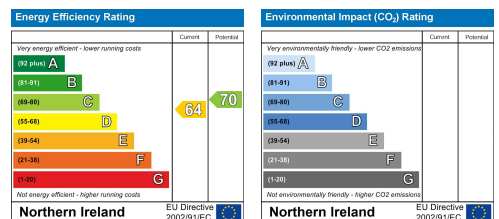
Floor Plan

101, North Circular Road, BELFAST, BT14 6TN



Total Area: 136.2 m² ... 1466 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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