

# RODGERS & BROWNE



'Glencairn' 72 Circular Road,  
Belmont, Belfast BT4 2GD

*offers around £850,000*

**SOLD**



## *The Agent's Perspective...*

" 'Glencairn' has been the happy, family home for the present owners since 1976 and is typical of those families who have identified the sylvan, unspoiled environs of the area as a great place to call 'home'.

The house is set well back from the road and has mature extensive grounds extending to c.0.4 acre which enjoy a sunny aspect to the rear. Many of the original features and style of the 1930's period have been retained including stained leaded glass windows (which have now been encapsulated in uPVC double glazed units), panelled doors and decorative, panelled and corniced ceilings. The accommodation radiates from the panlled reception hall and offers comfortable space for all the family.



'Glencairn' is a handsome house which is now ready to welcome the next family who have the opportunity to make it their own".

76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Reception hall with feature staircase



Drawing Room



Front door with Scrabo stone surround

### *The facts you need to know...*

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Handsome detached family home with many original features c.1930

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4 bedrooms, 3 reception rooms plus uPVC double glazed conservatory c.2,950 sq.ft.

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Large, mature garden with sunny aspect to rear c.0.4 acre

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Oil fired central heating

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uPVC double glazing with leaded glass insets

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Two bathrooms

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Parking for several cars with turning 'circle' for easy access

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Walking distance of Strathearn School and Campbell College

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Close to sporting and leisure facilities of CIYMS

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Mature, tree-lined and much sought after east Belfast suburb

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Easy commuting distance of Belfast City Airport and city centre

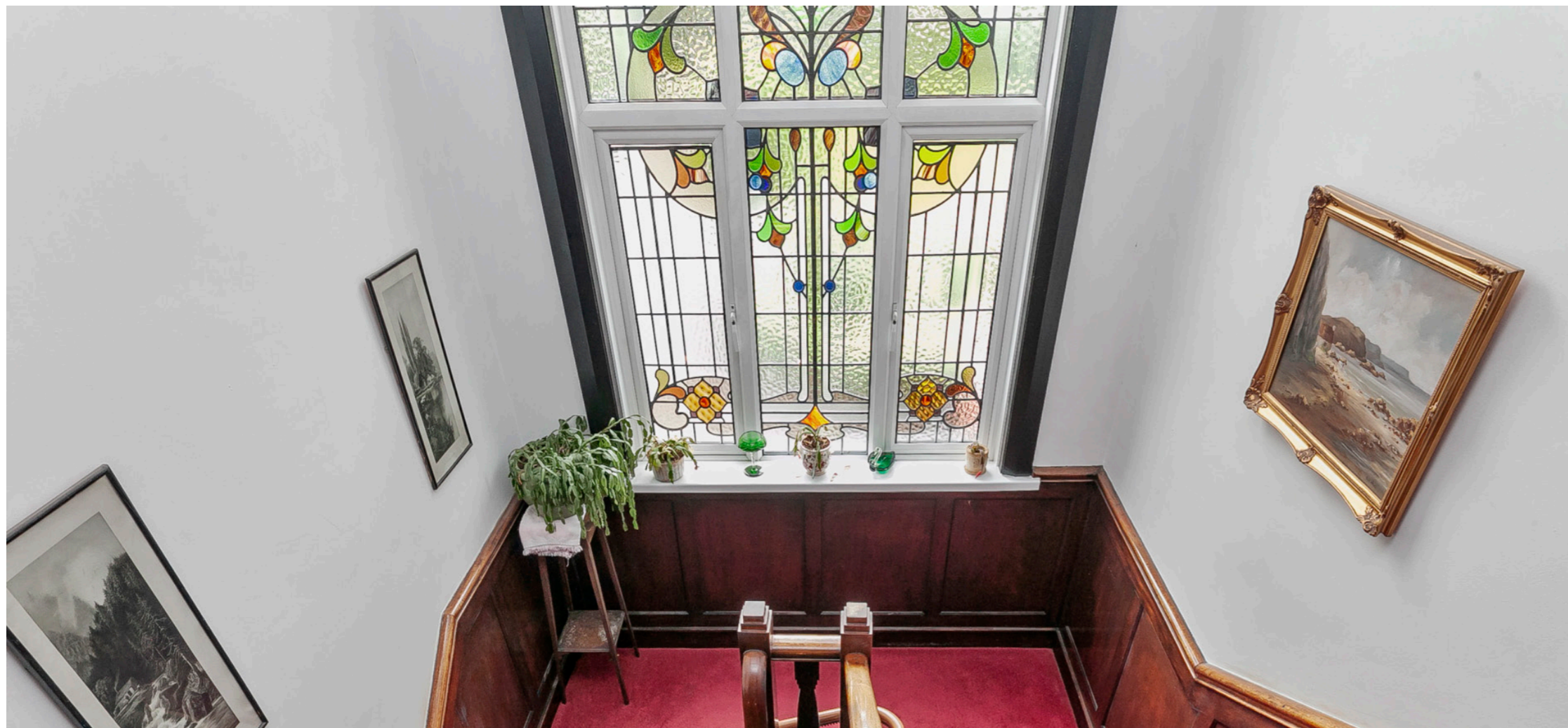
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Great character and charm also great potential to extend (if required) and remodel to make this a 'forever' family home

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Solar panels to supplement electricity costs

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Turned staircase with feature stained-lead glass uPVC double glazed window



Dining room



Sizable kitchen



uPVC double glazed Conservatory

## *The property comprises...*

### **GROUND FLOOR**

Panelled front door with sandstone surround to:

**ENTRANCE PORCH:** Tiled floor, painted 3/4 panelled walls, glass pane inner door to:

**RECEPTION HALL:** Painted 3/4 panelled walls, cornice and decorative panelled ceiling, feature staircase to first floor

**CLOAKROOM:** 11' 3" x 5' 0" (3.43m x 1.52m) Low flush wc and pedestal wash hand basin

**DRAWING ROOM:** 18' 9" x 16' 9" (5.72m x 5.11m) into semi-circular bay window. Fireplace with tiled inset and hearth, timber surround, cornice.

**DINING ROOM:** 16' 0" x 13' 0" (4.88m x 3.96m) Fireplace with tiled inset and hearth, hardwood surround, decorative panelled ceiling and cornice. View into sunny rear garden.

**UPVC DOUBLE GLAZED CONSERVATORY:** 11' 0" x 11' 0" (3.35m x 3.35m) Laminate flooring, light, power, double glazed uPVC French doors to patio and garden

**SNUG** 14' 0" x 13' 0" (4.27m x 3.96m) (maximum) Feature cast iron fireplace, decorative panelled ceiling. View into front garden.

**KITCHEN:** 19' 8" x 11' 0" (5.99m x 3.35m) Extensive range of 'white oak' effect high and low level cupboards, laminate work tops and breakfast table, inset 1 1/2 tub composite sink, single drainer, mixer taps, plumbed for washing machine and dishwasher, Warmflow oil fired central heating boiler, part tiled walls, quarry tiled floor, pine tongue and groove panelled ceiling.

**PANTRY** 7' 3" x 4' 6" (2.21m x 1.37m) Quarry tiled floor, shelving.

**Rear door to;**

**FUEL STORE** 6' 3" x 4' 3" (1.91m x 1.3m) Approx. Access from outside

**GENERAL STORE** 12' 6" x 6' 9" (3.81m x 2.06m) including former wc. (potential to amalgamate this area into large Utility Room / Laundry Room. Door to side



Bedroom (1)

Feature turned staircase to first floor, Art Deco spindles and hardwood handrail. Large uPVC double-glazed stained-glass window lighting hall, stairs and landing.

**FIRST FLOOR**  
Large Landing

**BEDROOM (1): 16' 0" x 13' 0"** (4.88m x 3.96m) Extensive range of built in wardrobes, drawers and dressing table. View in to rear garden

**BEDROOM (2): 14' 0" x 13' 0"** (4.27m x 3.96m) View into rear garden

**BEDROOM (3): 14' 0" x 10' 0"** (4.27m x 3.05m) Maximum. View into front garden

**BEDROOM (4): 11' 0" x 10' 3"** (3.35m x 3.12m) View into front garden

**LUGGAGE ROOM OR WALK IN WARDROBE 10' 3" x 4' 6"** (3.12m x 1.37m)

**BATHROOM (1): 11' 6" x 7' 9"** (3.51m x 2.36m) Coloured suite comprising panelled bath, mixer taps, telephone hand shower, bidet, pedestal wash hand basin, part tiled walls, separate low flush wc. Shelved Hot Press lagged copper cylinder, immersion heater

**BATHROOM (2): 11' 0" x 7' 3"** (3.35m x 2.21m) Approx. White suite comprising panelled bath, low flush wc., pedestal wash hand basin. tile effect flooring.

**LANDING:** Wooden ladder to Roofspace; part floored, insulated, good storage

**OUTSIDE**

**GARAGE: 19' 2" x 11' 4"** (5.84m x 3.45m) Roller door

Tarmac driveway with extensive parking space and turning 'circle'  
Auto floodlights

Extensive mature gardens to front and with sunny aspect to rear in lawns, flowerbeds, shrubs and hedges.

Crazy paved patios.

uPVC oil tank



Bedroom (2)



Bedroom (3)



Bedroom (4)



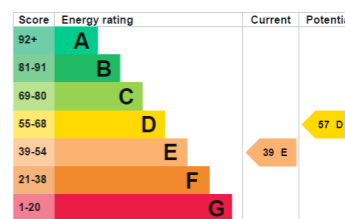
bathroom (1)

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE	Y	N	N/A
Is there a property management company?			■
Is there an annual service charge?			■
Any lease restrictions (no AirBnB etc) ?		■	
On site parking?	■		
Is the property 'listed'?		■	
Is it in a conservation area?		■	
Is there a Tree Preservation Order?		■	
Have there been any structural alterations?		■	
Has an EWS1 Form been completed?			■
Are there any existing planning applications?		■	
Is the property of standard construction?	■		
Is the property timber framed?		■	
Is the property connected to mains drains?	■		
Are contributions required towards maintenance?		■	
Any flooding issues?		■	
Any mining or quarrying nearby?		■	
Any restrictive covenants in Title?		■	

**UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)**

Electricity	POWER NI - OR VARIOUS SUPPLIERS
Mains gas	N/A
LPG	VARIOUS SUPPLIERS
Mains water	YES
Cable TV or satellite	VARIOUS PROVIDERS
Mobile Telephone	VARIOUS PROVIDERS
Broadband and speed	DOWNLOAD UP TO 1000 MBPS

**ENERGY EFFICIENCY RATING (EPC)**



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Fee simple

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is c. £3,639.20

**VIEWING:** By appointment with **RODGERS & BROWNE.**

## Location

From Belfast/Bangor A2 turn into Craigdarragh Road. 'Cherry Lodge' is on right hand side just before Bridge Road.



## Floor plan



Total Area: 273.2 m<sup>2</sup> ... 2941 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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