



Well set-back and screened from prestigious Circular Road off a private lay-by, this deceptively spacious detached bungalow offers a well-proportioned, flexible layout.

With the option of up to four bedrooms, families wishing to avail of excellent local schooling and the semi-retired alike will find this charming home appealing.

The modern kitchen is large enough to incorporate a casual dining area whilst both of the additional reception rooms feature vaulted ceilings, adding to the bright, airy feel.

Externally this is complemented by mature, well-stocked gardens and the rear is both private and south-facing.

Close to excellent amenities in Belmont, Ballyhackamore and on the Hollywood Road, the location offers a superb convenience.

Internal inspection is a must.

Offers Over  
£415,000

49 Circular Road,  
Belmont,  
BELFAST,  
BT4 2GA

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Versatile detached bungalow in superb, private location
- Four bedrooms: principal with ensuite shower room
- Living room with vaulted ceiling and multi-fuel stove
- Sun room overlooking rear garden, also with vaulted ceiling
- Modern kitchen with appliances and casual dining area
- Family bathroom
- Gas central heating (new boiler 2023)
- Double glazed throughout
- Off-street, driveway parking
- Front and south-facing rear gardens
- Storage area to side with timber shed
- Close to excellent local schools, amenities, parks and public transport routes



The Property Comprises:

Ground Floor

Composite front door to:

ENTRANCE HALL: Solid hardwood floor, part panelled walls with exposed stone detail. Access to roofspace.

CLOAKROOM:



LIVING ROOM: 18' 3" x 12' 1" (5.56m x 3.68m) Solid hardwood floor. Inglenook-style stone fireplace with multi-fuel stove. Vaulted ceiling with exposed beams. French doors to:



SUN ROOM: 14' 6" x 12' 2" (4.42m x 3.71m) Vaulted ceiling with twin Veluxes. Ceramic tiled floor, uPVC double glazed patio doors to garden. Door with glazed panels to:



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LUXURY KITCHEN OPEN PLAN TO DINING ROOM: 21' 4" x 13' 8" (6.5m x 4.17m) One and a half bowl stainless steel sink unit with mixer taps, laminate work surfaces. Range of high and low level Shaker style units in cherrywood. Integrated Hotpoint double oven and four ring ceramic hob with extractor fan over. Integrated washing machine and Bosch dishwasher, ceramic tiled floor. Open plan to:



DINING ROOM: Ceramic tiled floor, uPVC double glazed patio doors to garden.





PRINCIPAL BEDROOM: 12' 2" x 11' 9" (3.71m x 3.58m)

ENSUITE SHOWER ROOM: Comprising fully tiled shower cubicle with shower unit. Pedestal wash hand basin with storage underneath, low flush wc, part tiled walls, ceramic tiled floor.



BEDROOM (2): 13' 2" x 9' 0" (4.01m x 2.74m)



BEDROOM (3): 11' 6" x 9' 9" (3.51m x 2.97m)



BEDROOM (4): 11' 1" x 7' 3" (3.38m x 2.21m) Built-in cupboard.



BATHROOM: Light coloured suite comprising panelled bath with "rain" head shower and additional telephone hand shower. Pedestal wash hand basin with mono bloc mixer taps. Close coupled wc, part tiled walls, ceramic tiled floor, heated towel rail/radiator. Shelved linen cupboard with radiator.





## Outside

Driveway to off-street car parking.

Front garden in lawns with mature plants, trees and shrubs providing an excellent degree of natural screening. Gate to side leading to:

REAR GARDEN: Enclosed, south-facing rear garden in lawn, mature shrubs and patio area.

Outside light. Garden shed. Storage area to side with path and gate to front.



**Location:**

Circular Road runs to and from the Hollywood Road and can also be reached via Sydenham Avenue, at the Strathearn School end or alternatively Cairnburn Road, adjacent to Belmont Park and CIYMS Sports Club.



49 Circular Road, Belfast

Belfast Branches

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Other Branches

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

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**Energy Rating**

Epc Type: Domestic  
 Current: C69  
 Potential: C69  
 EPC Landmark Code: 0038-0218-0104-1701-5604  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80	69	69
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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