

simonBRIEN
RESIDENTIAL

6 Circular Road,
Belfast, BT4 2FE



Asking Price £270,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Beautifully Presented Semi-Detached Property In A Popular Residential Setting
- Three Well-Proportioned Bedrooms
- Through Lounge / Dining
- Recently Installed Modern Kitchen With Integrated Appliances
- Downstairs Cloakroom Area
- Main Bathroom In Contemporary White Suite
- uPVC Double Glazed Window Frames
- Gas Fired Central Heating (Recently Installed Boiler)
- Enclosed Rear Garden With Patio & Lawn Area
- Off Street Parking To Front & Garden In Lawn
- Convenient To Belmont, Ballyhackamore & Belfast City Centre
- Close To Public Transport Links, Titanic Quarter & Holywood Exchange

DESCRIPTION

This beautifully presented semi-detached property is found in a popular residential area of Belmont, East Belfast.

The property comprises an entrance porch, entrance hall with cloakroom area, through lounge with dining area and a recently installed modern kitchen with appliances.

On the first floor, there are three well-proportioned bedrooms and a bathroom in contemporary white suite.

Outside, there is off street parking to the front and garden in lawn, an enclosed rear garden to the rear with patio and garden in lawn.

Convenient to a host of amenities, schools and shops, Circular Road is also within walking distance of Belmont & Ballyhackamore Villages, public transport links, and arterial

ACCOMMODATION

ENTRANCE

ENTRANCE PORCH:

Composite front door to reception porch with laminate wood floor and glazed door to entrance hall with laminate wood floor



GROUND FLOOR

THROUGH LOUNGE:

21' 3" x 9' 7" (6.48m x 2.92m)

Stone fireplace with Bioethanol fire



KITCHEN:

11' 1" x 9' 7" (3.38m x 2.92m)

Range of modern high and low level units, single drainer stainless steel sink unit, 4 ring electric hob, underbench oven and extractor fan, integrated dishwasher, spotlights, room for fridge freezer



FIRST FLOOR

LANDING:

Walk in cupboard/hotpress, access to roofspace

BEDROOM (1):

11' 3" x 10' 7" (3.43m x 3.23m)

Built in wardrobe



BEDROOM (2):
10' 7" x 9' 8" (3.23m x 2.95m)
 Built in wardrobe



BEDROOM (3):
9' 7" x 7' 1" (2.92m x 2.16m)
 Built in wardrobes



BATHROOM:
 White suite comprising, panelled bath with mixer tap and shower rainhead over, part tiled walls, ceramic tiled floor, push button WC, ceramic tiled floor, spotlights



OUTSIDE

Rear paved patio leading to garden in lawn. Front garden in lawn with tarmac driveway



Ground Floor



First Floor



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

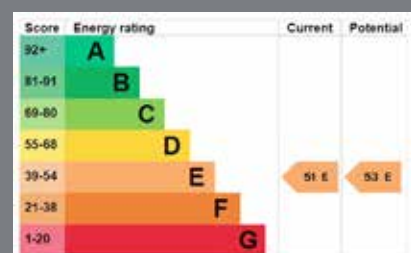


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/H/24/SD



EPC REF: 7734-3628-9400-0415-0202

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