



35 West Circular Road , Belfast, BT13 3QA

Offers Around £110,000

A Beautifully Appointed End Terrace Holding A Superb Site With Detached Garage.

A beautifully appointed end terrace home significantly updated and well presented holding a prime position on the West Circular Road. The bright and spacious interior comprises entrance hall with storage, spacious lounge with solid wood flooring, contemporary fitted kitchen with dining area, three bedrooms, superb roofspace storage and newly installed fully tiled bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, gas fired heating, pvc fascia and eaves, new rainwater goods, excellent energy rating and low outgoings. Delightful gardens front and rear combines with ample driveway parking and detached garage creating a home perfect for the first time buyer or young married couple to put their own cosmetic stamp on - Immediate viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

35 West Circular Road

, Belfast, BT13 3QA



- Beautifully Appointed End Terrace
- Holding A Superb Site With Detached Garage
- 3 Bedrooms, Spacious Lounge
- Fixed Staircase To Superb Roofspace Storage
- Modern Fitted Kitchen With Dining
- Newly Installed Fully Tiled Bathroom
- Upvc Double Glazed Windows, Doors, Fascia & Eaves
- Gas Central Heating
- Ample Driveway Parking, Detached Garage
- Private Hard Landscaped Gardens

Entrance Hall

Pvc double glazed entrance door, wood flooring, built-in storage.

Lounge

15'5" x 14'3" (4.71 x 4.36)

Wood flooring, attractive fireplace, double panelled radiator.

Kitchen

15'7" x 14'5" (4.76 x 4.40)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing cooker space, stainless steel extractor fan, fridge freezer space, plumbed for washing machine, concealed gas boiler, partially tiled walls, wood laminate floor, pvc rear door.

Bathroom

Fully tiled white bathroom suite

comprising shower cubicle, thermostatically controlled drench shower, pedestal wash hand basin, low flush wc, mirror with feature lighting, chrome towel rail, tiled walls, ceramic tiled floor.

First Floor

Landing.

Bedroom

11'11" x 8'7" (3.64 x 2.64)

Panelled radiator.

Bedroom

11'5" x 12'4" (3.49 x 3.76)

Panelled radiator.

Bedroom

9'3" x 6'2" (2.84 x 1.89)

Wood laminate floor, panelled radiator, built-in storage.

Roofspace Storage

17'3" 10'1" (5.26 x 3.08)

Fixed staircase, Velux style window, under eaves storage.

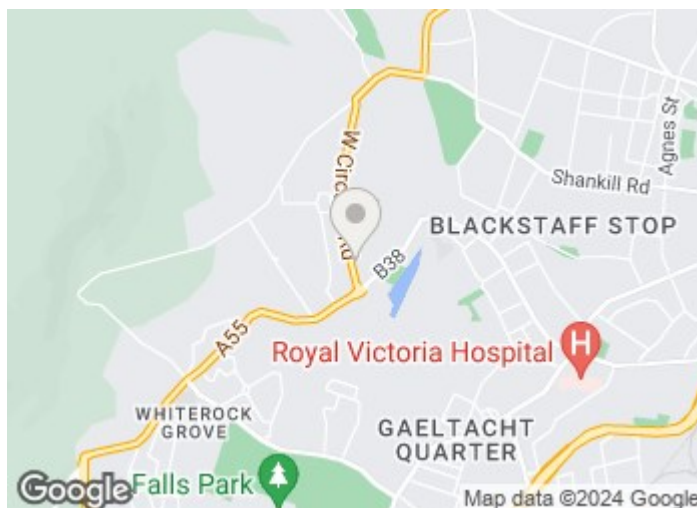
Garage

15'2" x 10'2" (4.64 x 3.10)

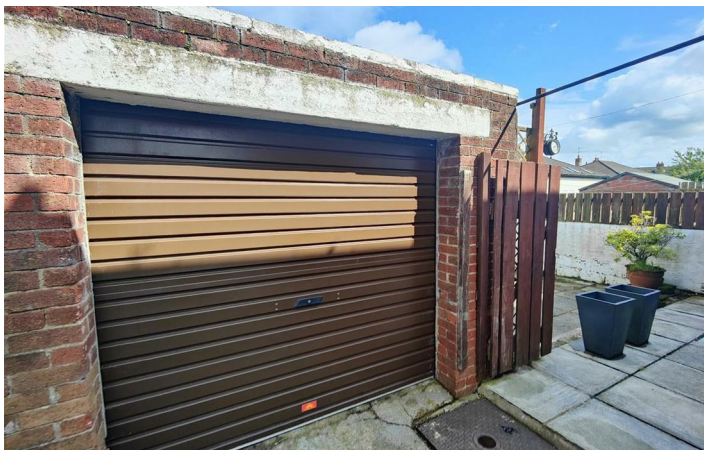
Roller shutter door.

Outside

Driveway parking via access gates. Gardens to front in mature lawn and shrubs, vertical panel fencing, brick boundary walls. Hard landscaped gardens to rear in paved patio, vertical and horizontal panel fencing, outside water tap.

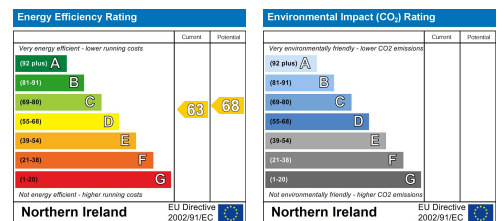


Directions



Floor Plan

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