



Tucked away off the highly regarded Circular Road in the heart of Belmont, The Walled Garden is a prestigious development of homes offering both internal space and external style.

As soon as you enter the spacious entrance hall you get a feel for the warmth and attention to detail this charming home has to offer.

With four bedrooms and two reception rooms, the property will have broad appeal. Families wishing to avail of excellent local schooling and downsizers looking for a low maintenance home are both well-catered for.

A short stroll to Belmont Park, excellent local shopping and eateries are also in the vicinity in both Belmont and Ballyhackamore.

It is only upon internal inspection that one can appreciate all this unique home has to offer.

Offers Over
£385,000

3 The Walled Garden,
Off Circular Road,
Belfast,
BT4 2WG

Viewing by
appointment with
& through agent
028 9065 0000



- Stylish modern townhouse in prestigious development
- 4 double bedrooms: 2 with access to outdoor space
- Principal with ensuite & roof terrace
- Spacious lounge with feature fireplace
- Additional family/dining room with patio doors to deck & garden
- Modern kitchen with island & range cooker
- Separate utility room
- Family bathroom with white suite
- Additional wc downstairs
- Iroko double glazed windows
- Gas central heating with pressurised water system
- Attached garage
- Residents & visitor car parking
- Close to excellent local schools, amenities & parks

The Property Comprises:

Ground Floor

Double glazed, oak front door to . . .

SPACIOUS RECEPTION HALL: Solid oak wood flooring.

CLOAKROOM: Low flush wc, wash hand basin with tiled splashback, ceramic tiled floor.

SEPARATE UTILITY ROOM: Single drainer stainless steel sink unit with mixer tap. Range of built-in units, washing machine, tumble dryer.



FAMILY ROOM: 13' 8" x 12' 0" (4.17m x 3.66m) Double patio doors to decking and garden.
MODERN FITTED KITCHEN WITH CASUAL DINING AREA: 16' 3" x 11' 5" (4.95m x 3.48m)
Rayburn gas fired range. Excellent range of high and low level units, laminate work surfaces with maple trim. Single drainer 1.5 bowl stainless steel sink unit with mixer tap and vegetable basin. Integrated fridge/freezer, integrated dishwasher. Ceramic tiled floor. Double doors to decking.



First Floor

PRINCIPAL BEDROOM: 11' 8" x 11' 5" (3.56m x 3.48m) Maple wood laminate flooring. Double doors to balcony.

ENSUITE SHOWER ROOM: Comprising fully tiled shower cubicle with shower. Low flush wc, heated towel rail.



BEDROOM (2): 12' 8" x 11' 3" (3.86m x 3.43m) Patio door to balcony.

BEDROOM (3): 12' 0" x 10' 7" (3.66m x 3.23m)



BEDROOM (4): 11' 4" x 8' 2" (3.45m x 2.49m)



BATHROOM: Modern white suite comprising panelled bath with mixer tap, fully tiled built-in shower cubicle with built-in shower unit, wash hand basin, ceramic tiled floor.



LANDING: Hotpress with Megaflow pressurised water system. Access to floored roofspace with light.

Outside

Allocated parking. Driveway to . . .

ATTACHED MATCHING GARAGE Up and over roller door.



Management company

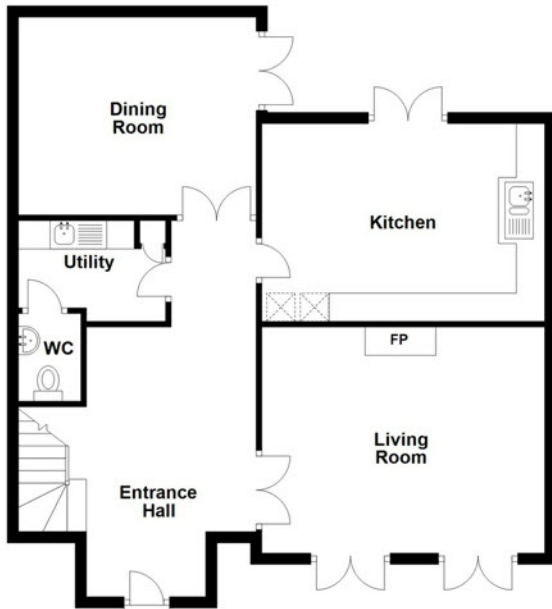
Westthorpe Management Company.

Service Charge

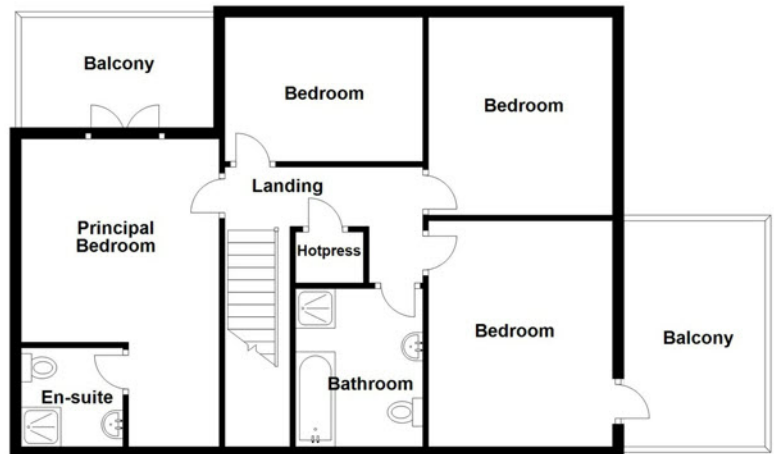
£400 per annum to include upkeep, insurances and maintenance of common areas, gardening, grass cutting, trimming shrubs, ivy and trees.

Telephone 028 9065 0000
www.templetonrobinson.com

Ground Floor
Approx. 80.1 sq. metres (861.9 sq. feet)



First Floor
Approx. 57.7 sq. metres (621.4 sq. feet)



Total area: approx. 137.8 sq. metres (1483.3 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

3 The Walled Garden

Location:

Travelling out of Belfast on the Holywood Road, turn right into Circular Road. Continue past Ciyms and Cairburn Road and turn right at Rascals Day Nursery. The Walled Garden is at the end and turn left then first right. Property is on the right hand side.

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

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

www.templetonrobinson.com

Energy Rating

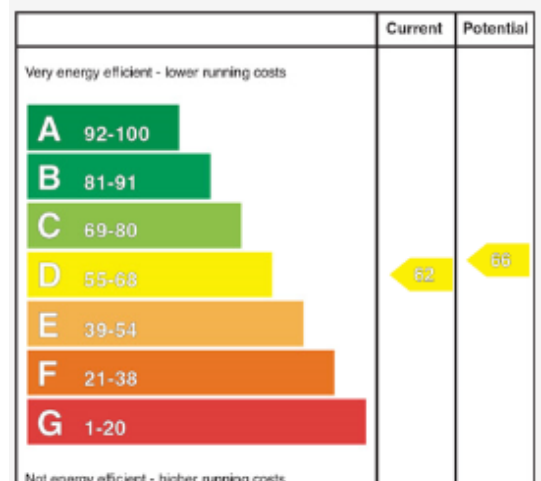
Epc Type: Domestic

Current: D62

Potential: D66

EPC Landmark Code: 4820-2531-0051-4103-0793

[Epc Certificate](#)



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