



## 5 West Circular Road , Belfast, BT13 3QA

**Offers In The Region Of  
£124,950**

Luxuriously Appointed And Extensively Refurbished Town Terrace In This Ever Popular Area.

Holding a prime position within this highly regarded residential location this luxuriously appointed town house, The beautifully presented interior comprises 2 bedrooms, lounge, luxury fitted kitchen incorporating built-in under oven and ceramic hob with dining area and contemporary white bathrooms suite. The dwelling further offers upvc double glazed windows, cavity wall insulation, pvc fascia and eaves, gas central heating and has benefited from improvement works and extensive redecoration in recent times. Off street car parking and private gardens combines with low outgoings and a most convenient location to make this the perfect home for young and old alike.

Internal inspection highly recommended.

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

# 5 West Circular Road

, Belfast, BT13 3QA



- Luxuriously Appointed Town Terrace
- 2 Bedrooms/Lounge
- Luxury Fitted Kitchen
- Contemporary White Bathroom
- Upvc Double Glazed Windows
- Gas Central Heating
- Off Street Carparking and Hard Landscaped Gardens
- Popular Main Road Position

## Entrance Hall

Composite entrance door, panelled radiator, wood laminate floor, understairs storage.

## Lounge

13'8" x 13'5" (4.17 x 4.11)

Double panelled radiator, wood laminate floor.

## Kitchen

17'5" x 7'10" (5.33 x 2.41)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel extractor fan, fridge/freezer space, partly tiled

walls, plumbed for washing machine, ceramic tiled floor.

Dining Area - Double panelled radiator, panelled radiator, pvc ceiling, recessed lighting, upvc double glazed rear door.

## First Floor

Landing, panelled radiator, concealed gas boiler.

## Bedroom

12'9" x 8'11" (3.91 x 2.74)

Panelled radiator.

## Bedroom

12'9" x 10'7" (3.91 x 3.25)

Panelled radiator.

## Bathroom

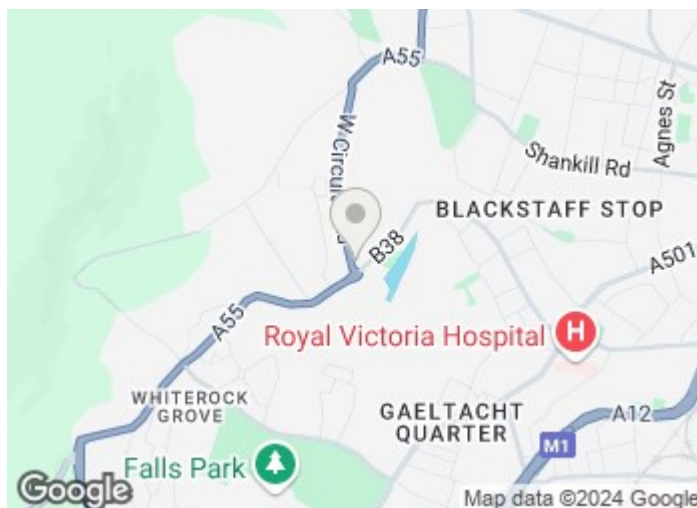
Contemporary white suite comprising shower cubicle, thermostatically controlled shower, drench shower, telephone hand shower, low flush wc, vanity unit, fully tiled walls, chrome radiator, ceramic tiled floor, pvc panelled ceiling, recessed lighting.

## Roof Space

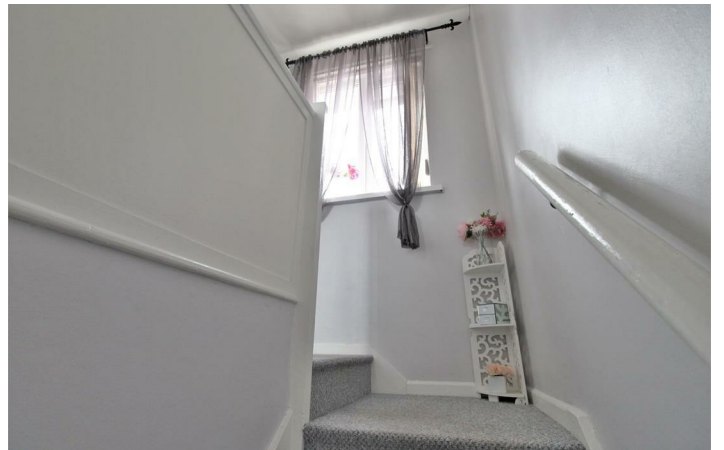
Slingsby type ladder, floored.

## Outside

Hard landscaped gardens front and rear, privacy fencing to rear, driveway to front with carparking bay, outside light and tap, garden shed.



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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