

## 5 West Circular Close , Belfast, BT13 3WQ

**Offers Over £125,000**

Magnificent Modern Constructed Ground Floor Luxury Apartment Holding A Prime Corner Position.

A superb opportunity to purchase a luxuriously appointed ground floor apartment set within this most admired development. The spacious contemporary interior comprises 2 bedroom, spacious lounge, open plan luxury fitted kitchen incorporating built-under oven and ceramic hob, integrated fridge freezer, integrated washer dryer with informal dining and deluxe white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, quality ceramic and wood laminate floor coverings throughout and has been presented to "show home" standards. With a delightfully private position and just minutes walk from excellent local amenities with direct access to the city makes this the perfect buy for the first time buyer, investor or those wishing to downsize - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 5 West Circular Close

, Belfast, BT13 3WQ



- Magnificent Modern Constructed Ground Floor Luxury Apartment
- Deluxe Bathroom Suite
- Prime Private Cul-De-Sac Position
- 2 Bedrooms, Spacious Lounge
- Upvc Double Glazed Windows
- Much Admired Development
- Open Plan To Luxury Integrated Kitchen With Dining
- Gas Central Heating
- Highest Presentation

## Communal Entrance Hall

Intercom entry system.

## Entrance Hall

Built-in storage, intercom, concealed gas boiler, wood laminate floor, panelled radiator.

## Lounge

11'7" x 13'7" (3.55 x 4.15)

Panelled radiator, wood laminate floor, dual aspect.

Open Plan:

## Luxury Kitchen

8'7" x 11'8" (2.63 x 3.57)

Bowl and a half single drainer stainless steel sink unit, extensive

range of high and low level units, formica worktops, built-in oven and ceramic hob, stainless steel canopy extractor fan, integrated fridge/freezer, integrated washer/dryer, partly tiled walls, ceramic tiled floor.

Dining Area:

Wood laminate floor.

## Bathroom

Deluxe white suite comprising panelled bath, shower screen, drench style shower, extractor fan, unit, low flush wc, pedestal wash hand basin, partly tiled walls, ceramic tiled floor.

## Bedroom

8'6" x 8'2" (2.60 x 2.50)

Wood laminate floor, panelled radiator.

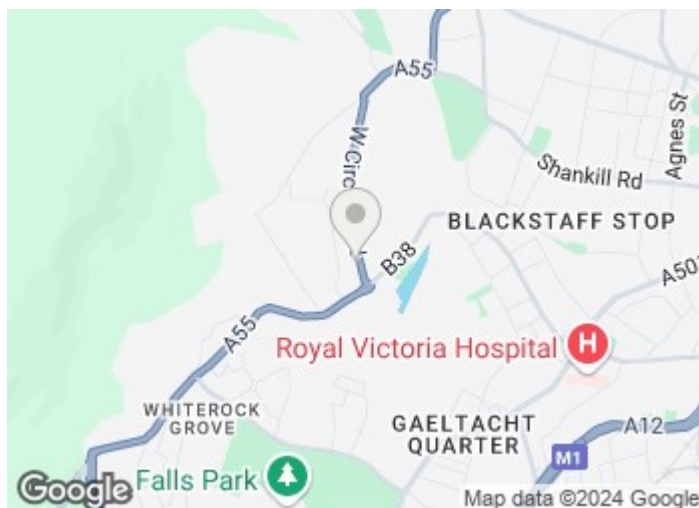
## Bedroom

9'3" x 9'4" (2.84 x 2.85)

Built-in storage, panelled radiator, wood laminate floor.

## Outside

Communal gardens, communal parking.

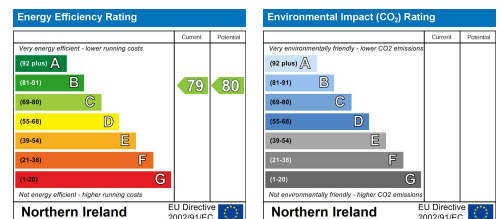


## Directions



# 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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
@Ulster Property Sales is a Registered Trademark