



The Walled Garden has retained its reputation as one of the most iconic developments in Belfast in recent years. This modern detached family home has been uniquely designed to suit the current owners. Originally a four bedroom, it now boasts three good sized bedrooms, two with walk in dressing area, but could easily be converted back.

Pleasantly secluded just off the highly sought after Circular Road in mature Belmont, it could not be more convenient. Some of Belfast's leading primary and secondary schools, churches, sporting and recreational facilities including golf clubs, rugby clubs, shops & restaurants are all located within a short distance. Road and rail links to the city centre are close-at-hand, as is George Best Belfast City Airport.

Offers Over
£425,000

25 The Walled Garden,
Circular Road,
BELFAST,
BT4 2WG

Viewing by
appointment with
& through agent
028 9065 0000



- Contemporary detached family home within exclusive residential development
- Kitchen with centre island open plan to living/dining area
- Lower level lounge with feature stove and access to rear garden
- Three double Bedrooms, two with dressing rooms and one with ensuite shower room
- Family Bathroom/Ground floor WC
- Gas fired central heating/Double glazing
- Driveway parking leading to large integral garage
- Enclosed rear garden in lawn with patio seating area
- Within walking distance of Belmont village and leading local schools

The Property Comprises:

Ground Floor

Front door with glazed side panels leading to:

RECEPTION HALL: Ceramic tiled floor, alarm controls, thermostat heating panel.

DOWNSTAIRS W.C.: White suite comprising low flush wc, wash hand basin, mirror cabinet, tiled floor, part tiled walls.



KITCHEN/LIVING/DINING: 18' 1" x 16' 3" (5.51m x 4.95m) Excellent range of high and low level white gloss units, feature quartz worktops, four ring gas hob, stainless steel extractor hood, splash back, built-in fridge and freezer. Island unit with inset sink, boiling water tap, built-in dishwasher, built-in bin drawer. Living area with ceramic tiled floor, picture window overlooking rear garden.



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INTEGRAL GARAGE: 23' 4" x 12' 6" (7.11m x 3.81m) High and low level units, wine fridge, remote control roller shutter door.

Staircase to:

Lower Level

HALLWAY: Ceramic tiled floor, large storage cupboard.

UTILITY ROOM: 7' 0" x 5' 2" (2.13m x 1.57m) Sink unit, plumbed for washing machine, gas fired boiler, ceramic tiled floor, access to side.

LOUNGE: 18' 1" x 12' 1" (5.51m x 3.68m) Ceramic tiled floor, sliding doors to rear garden. Feature cast iron stove with granite hearth.



BEDROOM (3): 17' 3" x 11' 4" (5.26m x 3.45m) (at widest points).



DRESSING ROOM: 9' 4" x 6' 5" (2.84m x 1.96m) L-shaped. Range of built-in storage.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, large walk-in shower cubicle with rain shower head, chrome heated towel rail, ceramic tiled floor, fully tiled walls, extractor fan.



First Floor

LANDING: Access to roofspace. Hotpress with pressurised water system.

PRINCIPAL BEDROOM: 16' 4" x 12' 6" (4.98m x 3.81m) (at widest points). (Formerly two bedrooms). Walk-in dressing room with wall-to-wall range of built-in units and sliding robes.



BATHROOM: Luxurious white suite comprising feature bath, vanity sink unit, low flush wc, large walk-in shower cubicle with rain head shower, chrome heated towel rail, ceramic tiled floor.



BEDROOM (2): 16' 2" x 11' 9" (4.93m x 3.58m) (at widest points). Built-in sliding robes.



Outside

FRONT: Brick pavior driveway to front leading to garage and bin store.

REAR: Enclosed rear garden laid in lawns and shrubs.



Location:

Heading countrybound on the Belmont Road, turn left before Strathearn School into Wandsworth Drive. Turn right onto Sydenham Avenue, right at the top on to Circular Road passing CIYMS on your right. Entrance to The Walled Garden is on the right hand side before Rascals Nursery.

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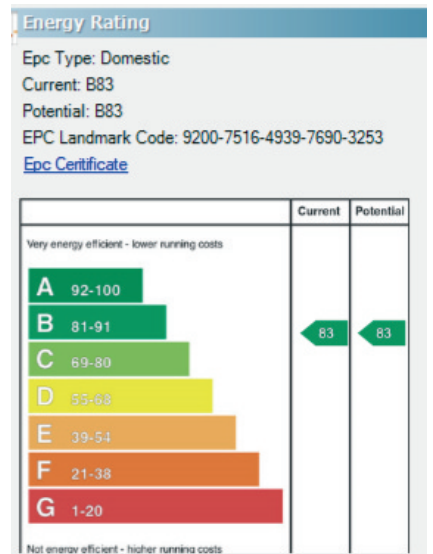
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