

80 West Circular Road , Belfast, BT13 3QH

Price £130,000

Superb Mid Terrace Set Within This Most Popular Section Of The West Circular Road.

Public Notice - 80 West Circular Road, Belfast, BT13 3QH. We are acting in the sale of the above property and have received an offer of £136,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: 78. 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 spacious lounge, contemporary fitted kitchen, 3 bedrooms, and modern white bathroom suite. The dwelling further offers utility area, furnished cloakroom with low flush wc, upvc double glazed windows and exterior doors, gas central heating, extensive use of wood laminate floor coverings throughout. Mature gardens front and rear combines with ample driveway parking 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	78	78
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

80 West Circular Road

, Belfast, BT13 3QH



- Superb Mid Terrace
- Prime Elevated Position Within This Popular Location
- 3 bedrooms
- Spacious Lounge
- Contemporary Fitted Kitchen
- Utility Room & Downstairs WC
- Gas Central Heating
- Upvc Double Glazed Windows
- Ample Driveway Parking
- Private Hard Landscaped Gardens

Entrance Hall

Wood laminate floor.

Lounge

9'10" x 17'2" (3.01 x 5.24)

Double panelled radiator, wood laminate floor.

Kitchen

6'7" x 14'4" (2.01 x 4.37)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, ceramic hob, stainless steel extractor fan, fridge/freezer space, dishwasher space, partly tiled walls, ceramic tiled floor, double panelled radiator, under stairs storage, recessed lighting.

Utility Area

4'9" x 8'9" (1.47 x 2.68)

Single stainless steel sink, range of high

and low level units, formica worktop, plumbed for washing machine, ceramic tiled floor, double panelled radiator, recessed lighting, upvc door to rear.

Furnished Cloakroom

low flush wc, pvc walls and ceiling, ceramic tiled floor.

Bedroom

9'6" x 8'2" (2.92 x 2.5)

Double panelled radiator, wood laminate floor.

First Floor

Landing

Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand set shower, bath screen, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls, chrome

featured radiator, extractor fan, combi boiler.

Bedroom

10'0" x 17'3" (3.06 x 5.28)

Panelled radiator x2, wood laminate floor.

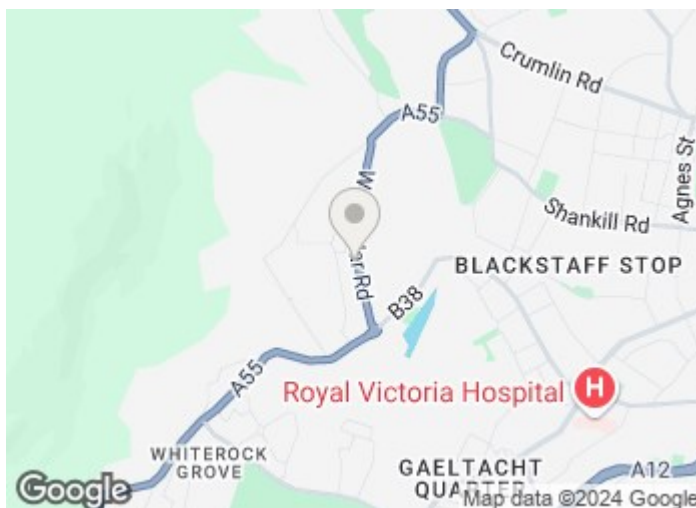
Bedroom

11'4" x 8'7" (3.47 x 2.63)

Panelled radiator, wood laminate floor, access to roofspace.

Outside

Driveway parking via access gates. Gardens to front in mature lawn, Hard landscaped gardens to rear in paved patio, outside water tap.

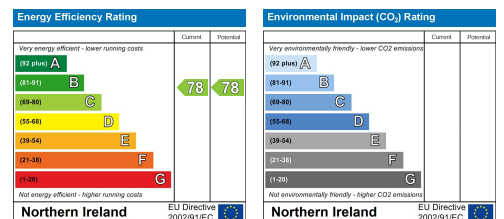


Directions



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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