

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**33 CIRCULAR ROAD, BELFAST, BT4 2FE**

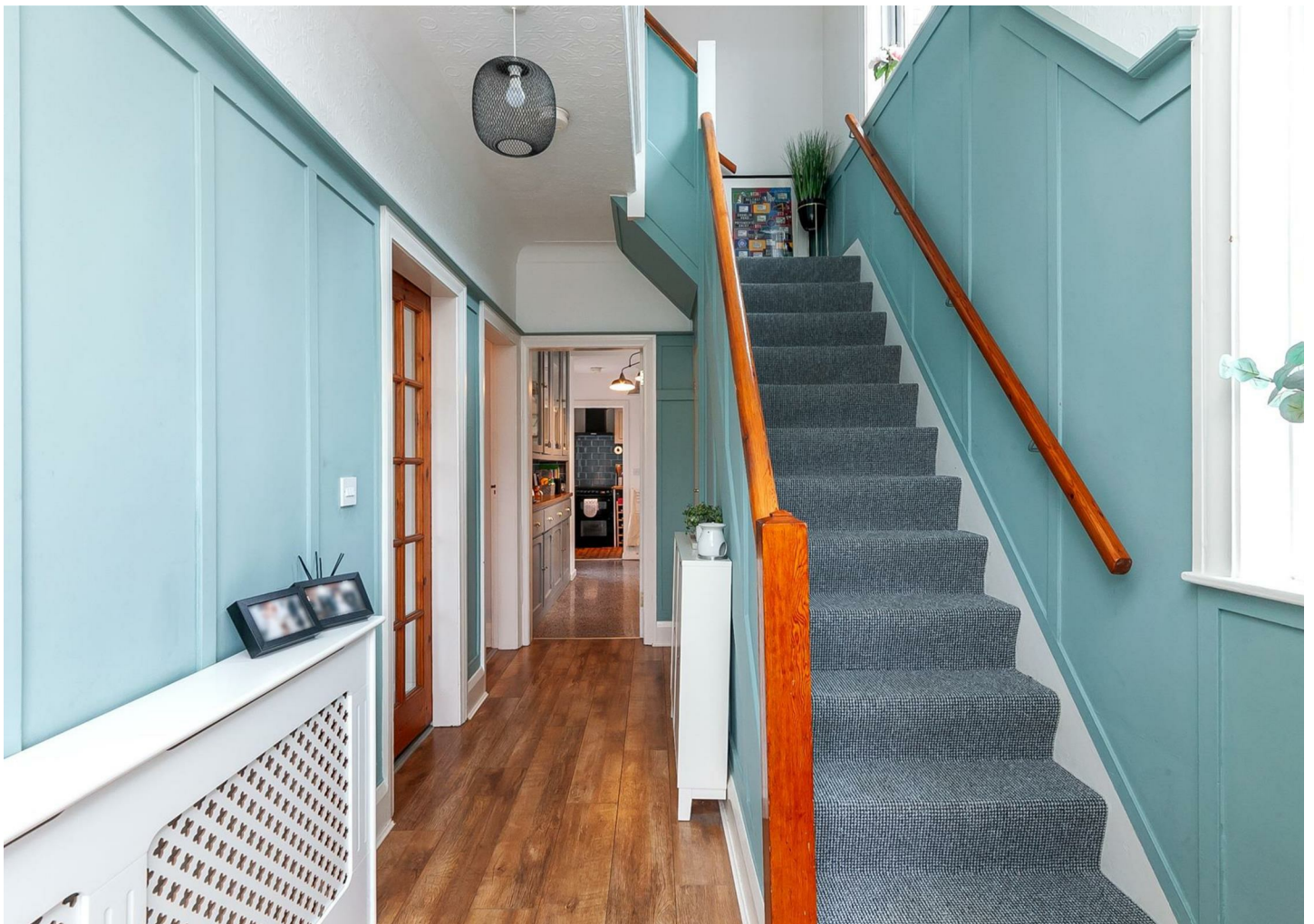
**OFFERS AROUND £289,950**

Nestled in the sought-after area of Circular Road, Belfast, this excellent three bedroom semi-detached home offers a perfect blend of comfort and modern living.

The property boasts two bright and spacious reception rooms, and fitted kitchen, complemented by a utility area. The first floor features three well-proportioned bedrooms, ensuring plenty of room for family or guests. The modern bathroom suite features a freestanding bath and a separate walk-in shower cubicle.

With gas fired central heating and double glazed windows, this property ensures warmth and energy efficiency throughout the seasons. Additionally, the property offers a garage, gardens to front and rear, plus a driveway for off street parking, a valuable asset in this popular location.

This semi-detached home is within easy access to local amenities and transport links. Whether you are a first-time buyer or looking to settle in a family-friendly neighbourhood, this property is sure to impress. Don't miss the opportunity to make this delightful home your own.



## Key Features

- Excellent Red Brick Semi-Detached Property
- Separate Living Room With Patio Door To Rear
- Three Bedrooms, One With Bay Window & Built-In Wardrobes
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Spacious Lounge With Cast Iron Stove
- Kitchen With Terrazzo Flooring, Leading To Utility
- Family Bathroom With Freestanding Bath & Shower Cubicle
- Convenient Location Close To A Wide Range Of Amenities



### Accommodation Comprises

#### Entrance Hall

Laminate strip wood floor, part panelled walls.

#### Ground Floor WC

Cloakroom comprising wash hand basin and low flush WC.

#### Lounge

14'5 x 12'8

Attractive fireplace, cast iron stove with feature tiles and granite inset, picture rail, cornicing to ceiling, laminate strip wood floor.

#### Dining Room

12'0 x 11'7

Laminate strip wood floor, picture rail, sliding door to rear.

#### Kitchen

12'9 x 6'7

Excellent range of high and low level units, display cabinet, single drainer stainless steel sink unit, plumbed for dishwasher, part tiled walls, terrazzo flooring.

#### Utility Room

8'0 x 4'9

Gas boiler, plumbed for washing machine, part tiled walls.

### First Floor

#### Bedroom 1

14'3 x 10'6

(into bay) Range of built in wardrobes.

#### Bedroom 2

12'4 x 12'0

Laminate strip wood floor.

#### Bedroom 3

8'0 x 7'9

#### Bathroom

White suite comprising freestanding bath, mixer tap, large shower cubicle, low flush WC, vanity unit, towel rail, part tiled walls, part panelled walls, recessed spot lighting.

#### Outside

Driveway to front leading to detached garage. Good size lawn. Attractive garden to rear with patio area.



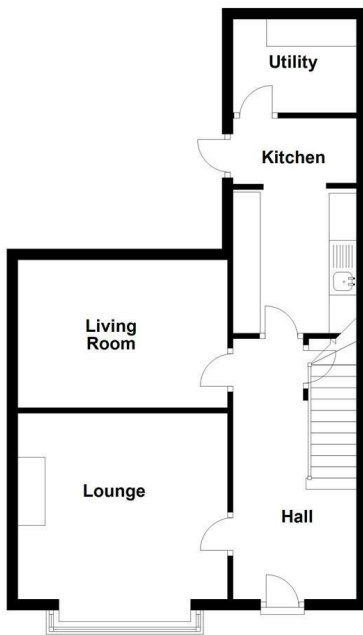




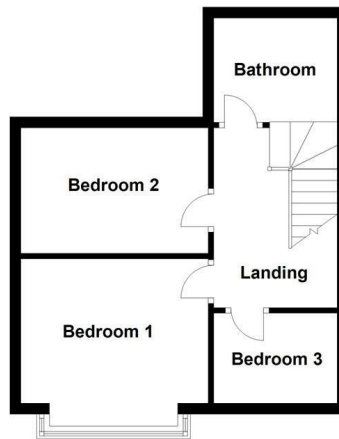




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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			
Northern Ireland		61	67
EU Directive 2002/91/EC			

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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