



Tucked away in a cul-de-sac just off prestigious Circular Road, this attractive detached chalet bungalow exudes a delightful warmth and will appeal to an array of perspective purchasers.

The adaptable accommodation comprises four double bedrooms, two ground floor and two first floor, with the option of a fifth bedroom, currently utilised as a dining room. There is a spacious lounge and modern kitchen with casual dining area.

Externally, the good-sized site has been landscaped with ease of maintenance and benefits from generous parking and a detached double garage.

Close to Belmont Park and excellent amenities on the Holywood Road, both Belmont and Ballyhackamore are within easy reach.

With "bungalows" in short supply and high demand, we strongly advise early inspection so as not to miss out.

Offers Over
£495,000

76b Circular Road,
Belfast,
BT4 2GD

Viewing by
appointment with
& through agent
028 9065 0000

- Delightful Detached Chalet Bungalow in secluded cul de sac location
- Lounge with feature fireplace
- Modern kitchen with range of appliances, open plan to...
- Dining area with built in cabinets and access to rear garden
- Dining room (potential 5th bedroom)
- Two ground floor bedrooms, principal with ensuite
- Two further double bedrooms on first floor
- Large family bathroom/First floor WC
- Generous gardens in lawn
- Driveway parking leading to detached Garage
- Within walking distance of Belmont village, local leading schools and Belmont Park



The Property Comprises:

Ground Floor

Front door with glazed side panels to:

ENTRANCE HALL: Tiled floor, under stairs storage cupboard, cornice ceiling.



LOUNGE: 16' 10" x 13' 4" (5.13m x 4.06m) Cornice ceiling, low voltage spotlights, feature fireplace with tiled hearth.



KITCHEN: 25' 2" x 12' 0" (7.67m x 3.66m) Modern fitted kitchen with range of high and low level units, quartz work tops, Franke sink unit with Quooker tap, integrated dishwasher, integrated washing machine, double oven, integrated fridge/freezer, centre island with induction hob, storage and overhead extractor fan. Glazed uPVC door to side garden, open to:



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DINING AREA: Tiled floor, low voltage spotlights, storage cupboards, glazed uPVC door to rear.



BEDROOM (1): 14' 4" x 12' 6" (4.37m x 3.81m) Built-in robes with mirrored sliding doors.

ENSUITE SHOWER ROOM: White suite comprising vanity sink unit, low flush wc, walk-in shower cubicle with rain shower head and telephone hand shower, chrome heated towel rail.



BEDROOM (2)/DINING ROOM: 12' 5" x 10' 11" (3.78m x 3.33m) (Currently used as dining room).



BEDROOM (3): 11' 11" x 9' 11" (3.63m x 3.02m) Built-in robes with sliding doors.



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BATHROOM: Coloured suite comprising panelled bath with mixer tap, vanity sink unit, low flush wc, bidet, part tiled walls, sheved hotpress.



First Floor

LANDING: Velux window. Storage in eaves.
Built-in robes with sliding doors.

BEDROOM (4): 13' 1" x 11' 4" (3.99m x 3.45m)

Built-in robes, Velux window.

BEDROOM (5): 13' 4" x 13' 2" (4.06m x 4.01m)

Velux.

FIRST FLOOR WC: Low flush wc.



Outside

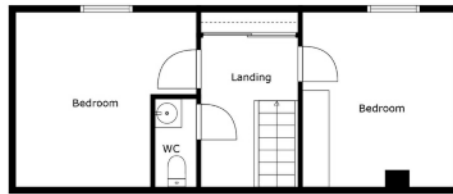
FRONT: Garden in lawn with boundary hedging. Driveway parking for several cars leading to:
DETACHED DOUBLE GARAGE: Remote control up and over door, oil fired boiler. Door to side, light and power.

REAR GARDEN: Private and enclosed garden in lawn.



Location:

From the Hollywood Road, turn onto Circular Road. The laneway to No 76b is located just opposite the Cairnburn Road turn off.



Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

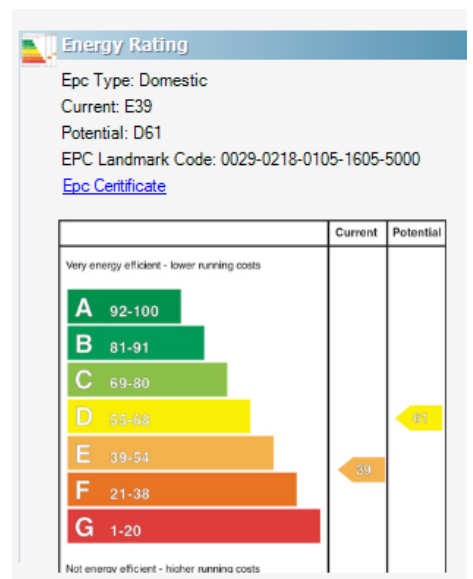
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