

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 CIRCULAR ROAD, BT4 2FE**

**OFFERS AROUND £269,950**



A deceptively spacious semi detached property in the ever popular Circular Road, this family home offers excellent accommodation to include a second reception room open to dining kitchen area, South facing rear garden and detached garage.

On entry you will be surprised with how spacious the entrance hall is, which leads into a generous lounge with circular bay window, attractive fireplace with gas fire and engineered Oak flooring. The second reception is a good sized living room with attractive fireplace, sliding patio doors to garden, and engineered Oak wood flooring open to dining kitchen. The kitchen includes a range of units and space for appliances, partly tiled walls, and ceramic tile flooring open to dining area.

The first floor includes a generous landing with three good sized bedrooms, all including build-in robes and bedroom three finished in a wood laminate flooring. Family bathroom comprises of a coloured suite with corner feature bath, shower cubicle with electric shower, fully tiled walls and linen cupboard with gas fired boiler.

Sitting on a slightly elevated site, this property has an attractive front garden with lawn, good sized tarmac driveway leading to detached garage. Furthermore, the rear garden is a great space for barbeques, enjoying the evening sun with a South-West orientation and two generous patio areas with raised flowerbeds. A great opportunity to purchase what has been a fantastic family home for the current owners, ready for a new family to put their own stamp on it.



## Key Features

- Excellent Semi-Detached Property Located Just Off The Hollywood Road
- Modern Kitchen/ Dining With A Range Of Units And Space For Appliances
- Bathroom With Coloured Suite On The First Floor With Corner Feature Bath
- Detached Garage To Side With Plumbing For Washing Machine
- Two Spacious Reception Rooms Both Finished With Oak Wood Flooring
- Three Well Proportioned Bedrooms All Finished With Built-In Robes
- Gas Fired Central Heating System And Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

#### Lounge

14'5 x 11'7

(into bay) Attractive cast iron fireplace with carved wood surround and gas fire, engineered oak wood flooring.

#### Living Room

11'9 x 11'7

Attractive fireplace with electric fire, sliding patio doors to garden, engineered oak wood flooring, open to:-

#### Dining/Kitchen

16'7 x 7'9

Range of high and low level units, formica work surfaces, inset 1 1/4 bowl single drainer sink unit with mixer tap, space for cooker, extractor fan, plumbed for dishwasher, space for fridge/freezer, part tiled walls, ceramic tiled floor, dining area.

#### First Floor

#### Landing

#### Bedroom 1

14'6 x 11'8

(into bay) Full length range of built in robes with sliding mirror doors.

#### Bedroom 2

11'9 x 11'7

Including built in robes with sliding mirror doors and desk.

#### Bedroom 3

8'0 x 7'9

Including built in robe and cupboard, wood laminate flooring.

#### Bathroom

Modern suite comprising corner feature bath with mixer tap, low flush WC, fully tiled walls, timber panelled ceiling, linen cupboard with gas fired boiler.

#### Outside

Front garden in lawn, tarmac driveway, enclosed rear garden with two patio areas and raised flower beds.

#### Detached Garage

18'5 x 10'5

Light and power, plumbed for washing machine, up and over door.













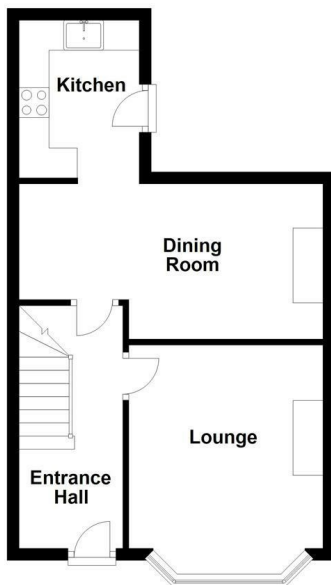




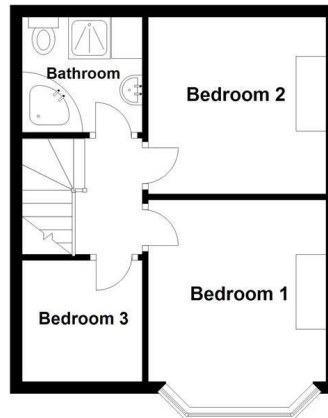




Ground Floor



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 56                      | 65        |
| (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 |           |

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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