



Circular Road,

**Offers in the region of
£195,000**



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Circular Road, Belfast

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This attractive red brick semi detached villa is located within this popular residential location, just off the Hollywood Road. Internally the bright accommodation comprises three bedrooms, two separate reception rooms, kitchen and shower room with modern white suite. Further benefits include gas central heating and part uPVC double glazed window frames and doors. Externally there is a driveway to car parking and detached garage with well tended gardens to front and enclosed to rear. This prime location offers excellent convenience to many leading schools with public transport links and George Best City Airport also close at hand. Belmont and Ballyhackamore Villages with their wide range of amenities are also within walking distance. This property we have no doubt will create an early interest on today's market. Early viewing is strongly recommended to avoid disappointment. **KEY FEATURES** Attractive Red Brick Semi Detached Villa Three Bedrooms Two Separate Reception Rooms Kitchen Shower Room with Modern White Suite Gas Central Heating Part uPVC double Glazed Window Frames and Doors Driveway to Car Parking and Detached Garage Well Tended Gardens to Front and Enclosed to Rear Ideally Suitable for Young Professional Popular and Highly Regarded Residential Location

GROUND FLOOR

FRONT DOOR

ENTRANCE HALL

Laminate wooden floor. Understairs storage with gas boiler.

LOUNGE

4.34m x 3.30m (14'3" x 10'10")

Into bay window. Contemporary electric fire. Cornice work. Laminate wooden floor.

EXTENDED DINING AND FAMILY ROOM

5.87m x 3.28m (19'3" x 10'9")

Wooden fireplace with tiled inset and hearth. Ample dining area.

KITCHEN

4.47m x 2.08m (14'8" x 6'10")

Single drainer stainless steel sink unit with mixer taps. Excellent range of high and low level units. Laminate work surfaces. Tiled splashback. Stainless steel built in oven and four ring ceramic hob. Extractor fan. Plumbed for washing machine. Tongue and groove ceiling. Recessed low voltage spots. uPVC double glazed back door.

FIRST FLOOR

BEDROOM 1

4.34m x 3.20m (14'3" x 10'6")

Into robe. Excellent range of built in robes with mirrored sliding doors. Bay window.

BEDROOM 2

3.35m x 3.23m (11'0" x 10'7")

Excellent range of built in robes with mirrored sliding doors.

BEDROOM 3

2.24m x 2.13m (7'4" x 7'0")

SHOWER ROOM WITH MODERN WHITE SUITE

Double built in shower cubicle with Mira shower. Pedestal wash hand basin. Ceramic tiled floor. Close coupled W.C. Fully tiled walls. Tongue and groove ceiling. Recessed spotlight. Hotpress with copper cylinder, immersion heater and storage above.

OUTSIDE

Front garden in lawns. Driveway to ample car parking and detached garage with up and over door. Enclosed garden to rear in lawns, shrubs. Outside light and tap. Paved patio area. Garden store with light. Boundary fencing and hedging. PVC fascia, guttering and soffits.

LOCATION

From the Hollywood Road turn onto Circular Road and number 20 is on the left hand side just past the junction with Norwood Court

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

