

10 Circular Road,
Belfast, BT4 2FE



Asking Price £190,000

Telephone 02890 595555
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KEY FEATURES

- Attractive Semi-Detached Property In A Popular Residential Area
- Three Good Sized Bedrooms
- Living Room
- Modern Fitted Kitchen With Dining Area
- Contemporary White Bathroom Suite
- uPVC Double Glazed Window Frames
- Gas Central Heating
- Off Street Parking
- Front & Rear Gardens
- Convenient To Leading Local Primary & Post Primary Schools, Shops & Public Transport Links
- Close To Belmont Village, Ballyhackamore, Belfast City Centre, Titanic Quarter & Belfast City Airport



SUMMARY

This attractive semi-detached property is found on the Circular Road in East Belfast, a very popular area that is convenient to Belfast City Centre, Belmont and Ballyhackamore.

The layout comprises an entrance hall with storage cupboard, living room, modern fitted kitchen with dining area leading to the rear garden. On the first floor, there are three bedrooms and a contemporary white suite. Outside, there is off street parking as well as front and rear gardens.

Located close to leading local primary and post primary schools, public transport links, public parks, Hollywood Exchange as well as shops and restaurants, this charming property will appeal to many potential purchasers.

ACCOMMODATION

GROUND FLOOR
Hardwood front door with side glazed inset to...

INNER PORCH:
Glazed pane door leading to...

ENTRANCE HALL:
Laminate wooden floor. Cloakroom. Understairs storage cupboard.

LIVING ROOM:
13' 0" x 9' 7" (3.96m x 2.92m)
Laminate wooden floor. Recessed spotlights.



KITCHEN / DINING AREA:
21' 8" x 10' 6" (6.6m x 3.2m)

Excellent range of high and low level units. Single drainer stainless steel sink unit with mixer taps. Partially tiled walls. Integrated dishwasher. Integrated washer/dryer. 5 ring stainless gas hob and eye level oven. Laminate wooden floor. Recessed spotlights. Double glazed French doors to rear.

FIRST FLOOR

BEDROOM (1):
11' 2" x 10' 6" (3.4m x 3.2m)

Laminate wooden floor.

BEDROOM (2):
9' 8" x 7' 4" (2.95m x 2.24m)





BEDROOM (3):
9' 7" x 8' 0" (2.92m x 2.44m)

Built-in wardrobe. Access to floored roof space.

BATHROOM:

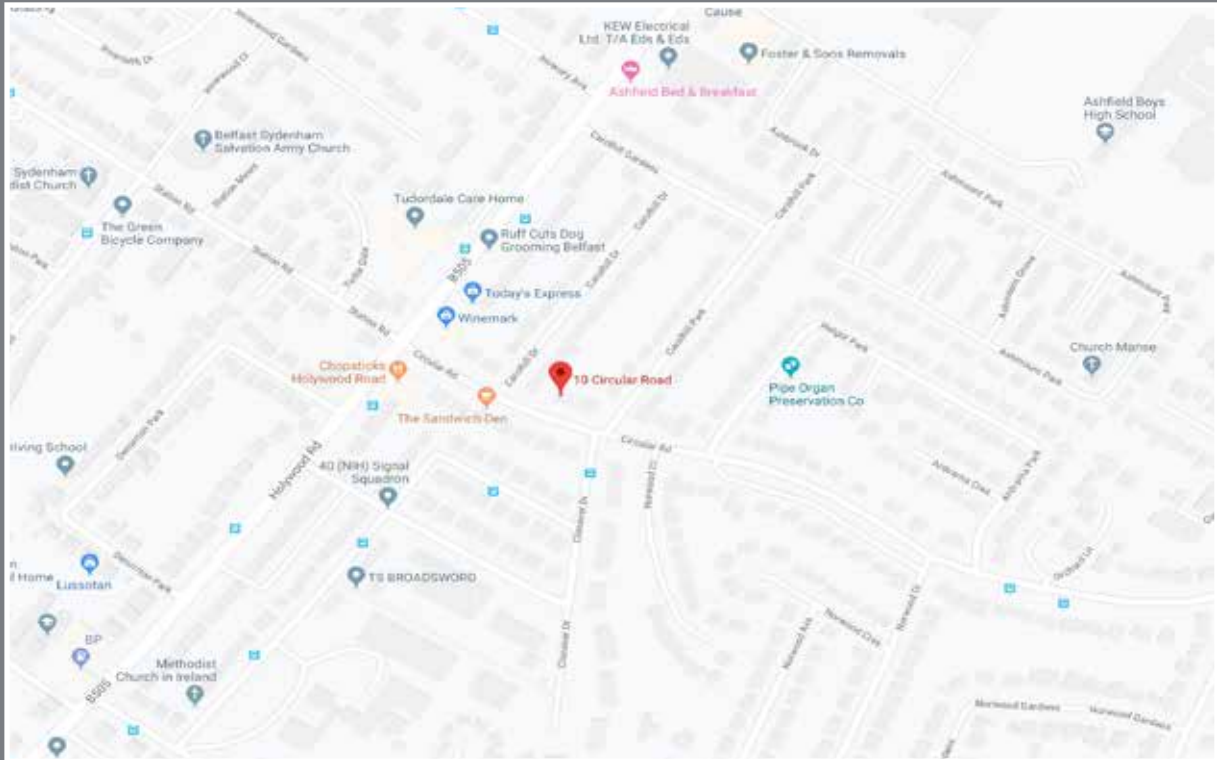
White suite comprising of panel bath with mixer taps and shower fitment over. Partially tiled walls. Fully tiled shower cubicle with thermostatic shower. Pedestal wash hand basin. Low flush WC. Access to hot press. Wall mounted gas fired boiler. Ceramic tiled floor. Recessed spotlights.



OUTSIDE

To the rear, paved patio leading to gardens in lawn. To the front, garden in lawn with pebbled driveway.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/J/19/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	59	70
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0063-2985-0726-9097-7841

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