

86 Circular Road,  
Belfast, BT4 2GE



Offers Over £750,000

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## KEY FEATURES

- Exceptional Detached House In Highly Regarded Location
- Attractive, Mature And Private South West Facing Gardens On Site Of 0.8 Acre
- Five Spacious Bedrooms (Two With Ensuite Facilities)
- Three Reception Rooms
- Large Extended Games Room With Potential For Granny Flat Or Home Office (Subject To Planning Permission)
- Kitchen With Casual Dining & Living Area
- Utility Room & Cloakroom With WC
- Floored Roof Space
- Oil Fired Central Heating
- Detached Double Garage With Electric Door
- Tarmac Driveway With Generous Parking
- Requires Some Cosmetic Modernisation

## SUMMARY

Rare opportunity to purchase a large detached family home set on 0.8 acre in one of East Belfast's most exclusive residential locations. Designed and built in the 1930's, properties of this era have become synonymous with high quality construction and generous proportions.

The beautiful tree lined Circular Road is within easy reach of Strathearn, Campbell College, and Ashfield Schools. CIYMS, Stormont, and Belmont Parks are only a short stroll away. The property benefits from the close proximity of both the Belmont Road and Ballyhackamore Village areas with their many popular restaurants and shops. The City Centre is within a 10 minute drive and the George Best City Airport and rail networks are within easy reach.

The accommodation comprises reception hall, cloakroom with WC, drawing room, dining room, living room, kitchen with casual dining area, utility room, five bedrooms (two with ensuite bathrooms), and bathroom. The separate entrance at the left hand portion of the house would allow this area to be easily be adapted for use as a home office, Granny Flat or Gym. Outside there are mature gardens to the front and rear. The south west facing rear garden has a raised patio that is accessed through double sliding doors from both the kitchen and living areas. The delightful garden is laid out in lawns and is bordered with mature trees and shrubs.

In addition, the property benefits from an attractive double garage with an electric door. There are two outside taps with an area ideal for washing cars.



## ACCOMMODATION

### GROUND FLOOR

#### OPEN ENTRANCE PORCH:

Quarry tiled floor. Leading to:

#### ENTRANCE HALL:

**26' 0" x 13' 4" (7.92m x 4.06m) (to max.)**

Oak wood panelled walls. Plate rack.

#### CLOAKROOM:

Low flush WC. Pedestal wash hand basin.

Storage under stairs.





**DRAWING ROOM:**  
**17' 10" x 14' 0" (5.44m x 4.27m)**

Corniced ceiling. Carved fireplace with marble inset and hearth with open fire and dog grate. Steps to raised...

**DINING AREA:**  
**13' 2" x 11' 0" (4.01m x 3.35m)**

**STUDY:**  
**21' 0" x 10' 0" (6.4m x 3.05m)**

Door to side.

**KITCHEN OPEN TO LIVING ROOM:**  
**29' 0" (to max.) x 14' 0" (8.84m x 4.27m)**

Full range of high and low level units. 4 ring ceramic hob with extractor fan over. Eye level double oven. Single drainer 1.5 bowl sink unit with mixer taps. Built-in dishwasher and fridge/freezer. Twin sliding doors to rear.

**UTILITY ROOM:**  
**11' 0" x 7' 10" (3.35m x 2.39m)**

Stainless steel sink unit with mixer taps. Plumbed for washing machine.

**SIDE HALLWAY**

**CLOAKROOM:**  
 Low flush WC. Wash hand basin.

**STORE ROOM:**  
**15' 3" x 12' 8" (4.65m x 3.86m)**  
 Oil fired boiler.

**OFFICE / GAMES ROOM:**  
**30' 0" x 16' 10" (9.14m x 5.13m)**  
 Sliding door to rear.



## FIRST FLOOR

### BEDROOM (1):

**17' 7" x 13' 7" (5.36m x 4.14m) (to wardrobes)**

Views overlooking garden.

### ENSUITE SHOWER ROOM:

**10' 9" x 7' 10" (3.28m x 2.39m)**

Wet room. Low flush WC. Wash hand basin.

### BEDROOM (2):

**14' 0" x 10' 8" (4.27m x 3.25m)**

Built-in wardrobes. Views overlooking garden.

### BEDROOM (3):

**14' 0" x 9' 5" (4.27m x 2.87m)**

Built-in wardrobes. Views overlooking garden.

### BEDROOM (4):

**18' 4" x 9' 2" (5.59m x 2.79m)**

Built-in wardrobes. Views overlooking garden.

### ENSUITE SHOWER ROOM:

Corner shower cubicle. Low flush WC. Pedestal wash hand basin.



### BATHROOM:

Contemporary white suite comprising, panelled bath with telephone hand shower. Low flush WC. Pedestal wash hand basin. Access to shelved hotpress.

### BEDROOM (5):

**16' 7" x 6' 8" (5.05m x 2.03m)**

### LANDING:

Spacious floored roof space with built-in shelving.

### OUTSIDE

#### DETACHED GARAGE:

**20' 8" x 19' 0" (6.3m x 5.79m) (max.)**

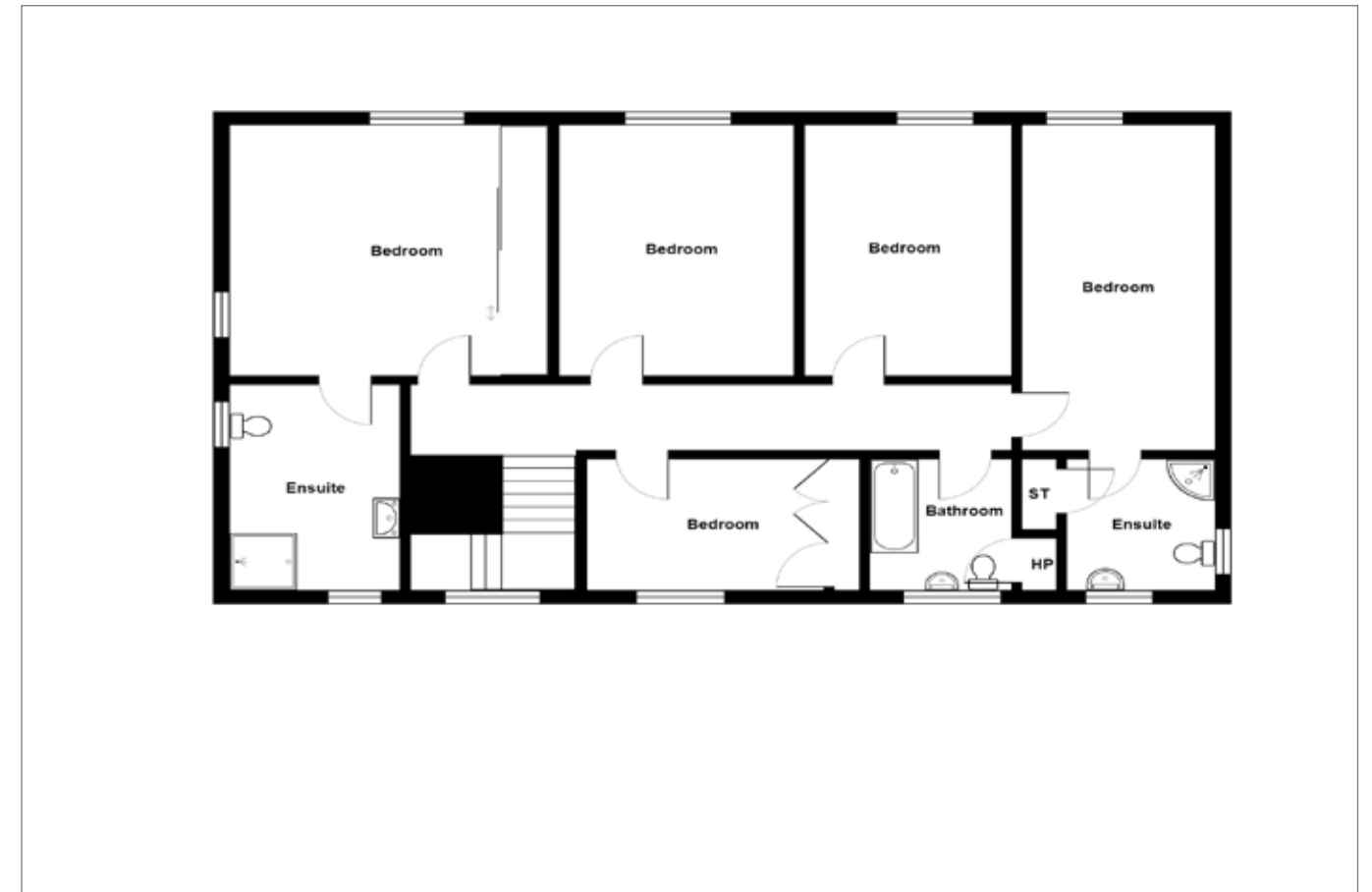
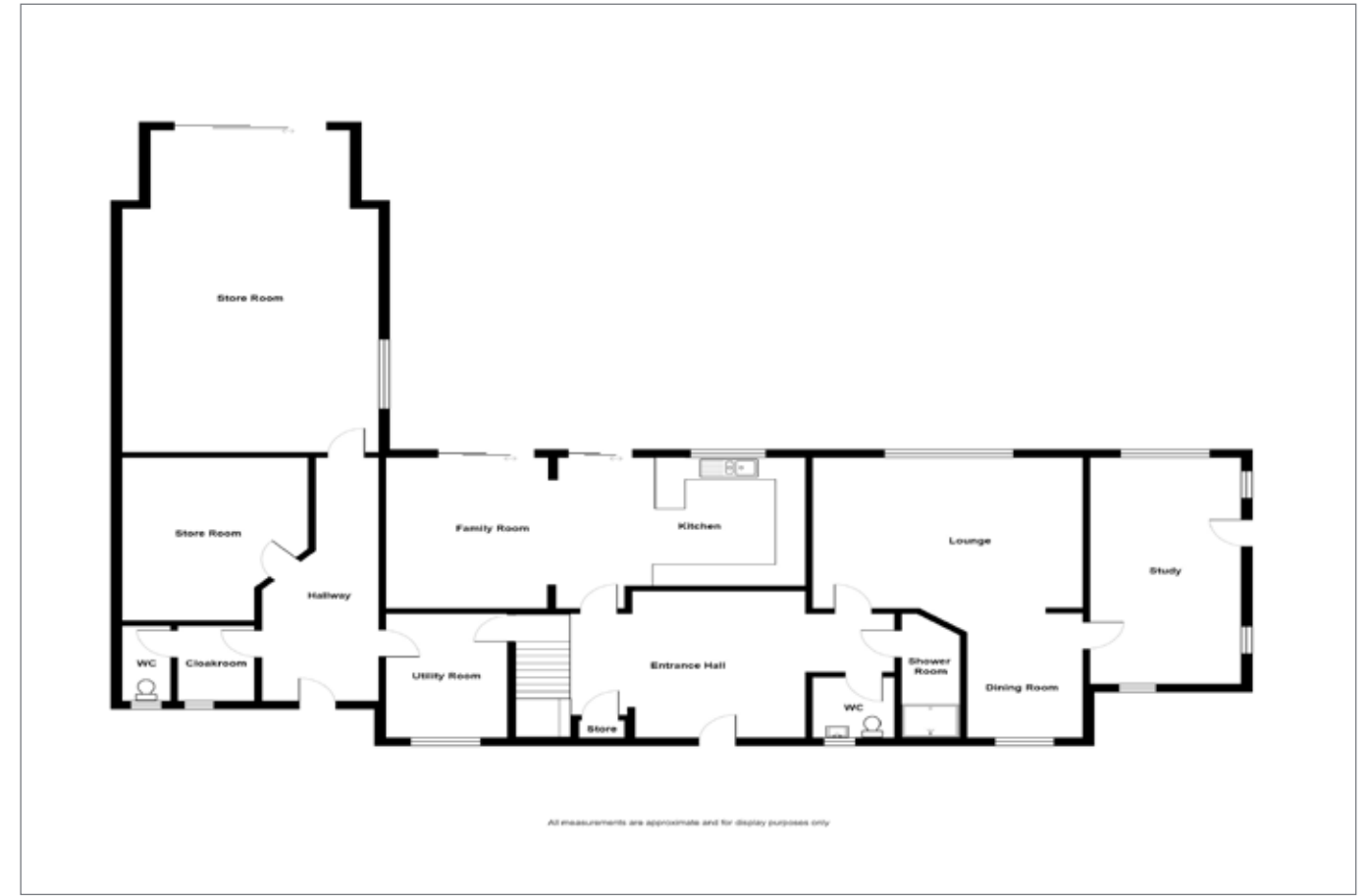
Remote control up and over roller door. Power and light.





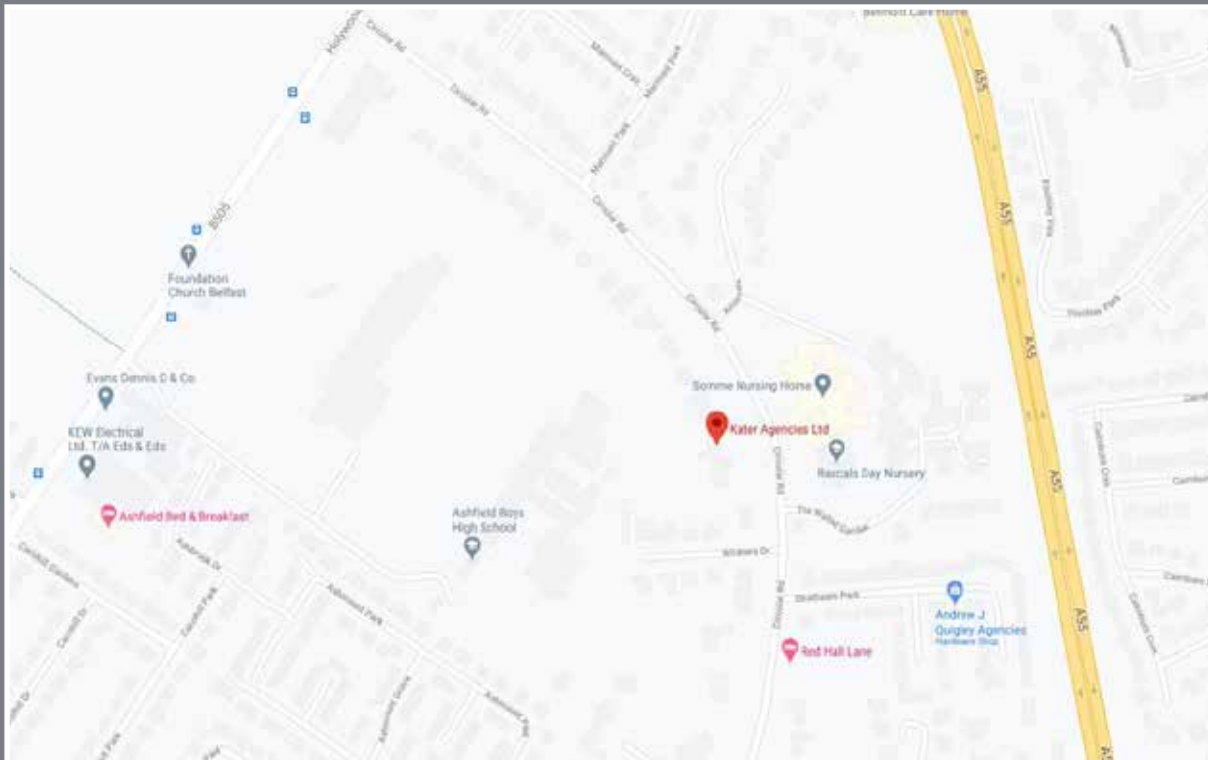








# Location



## 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](http://www.simonbrien.com)



## Lettings Department

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REF: SHJD/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	51	59
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 2539-7006-0288-7900-6230

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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