

RODGERS & BROWNE

5 Strathearn Lane, Circular Road,
Belmont, Belfast BT4 2BT

offers over £365,000



The Agent's Perspective...

" There can be few homes available today which have been so meticulously maintained and presented as this one. Every aspect and every detail has been overhauled - whether it was required or not! The result is a home with true 'walk in and sit down' appeal.

The interior is cosy, comfortable and striking with bold rich colours throughout. The fittings and finishes are impeccable.

Situated just off exclusive Circular Road, the location is ideal to take full advantage of the many social, cultural and academic facilities of the area. Commuting to Belfast is straight-forward and there is also easy access to the George Best City airport nearby.

There is absolutely no doubt that those who view will be instantly impressed with this superb home. Don't miss this one - you won't find a better one!"



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Shower room



Cosy Living Room with gas fire



En suite



Fully tiled cloakroom

The facts you need to know...

Stunning 4 bedroom town house

Superb main bedroom suite with shower room and dressing room

Beautifully decorated and presented throughout

Kitchen / dining area with extensive range of blue shaker style units, quartz worktops, centre island and range of appliances

Cloakroom with wc, shower room and two en suites

Fitted home office or bedroom 4

uPVC double glazing

Cavity wall and roof space insulation

Gas fired central heating - new boiler 2020

Positive input ventilation system

Security alarm system

Close to Campbell College and Strathearn schools

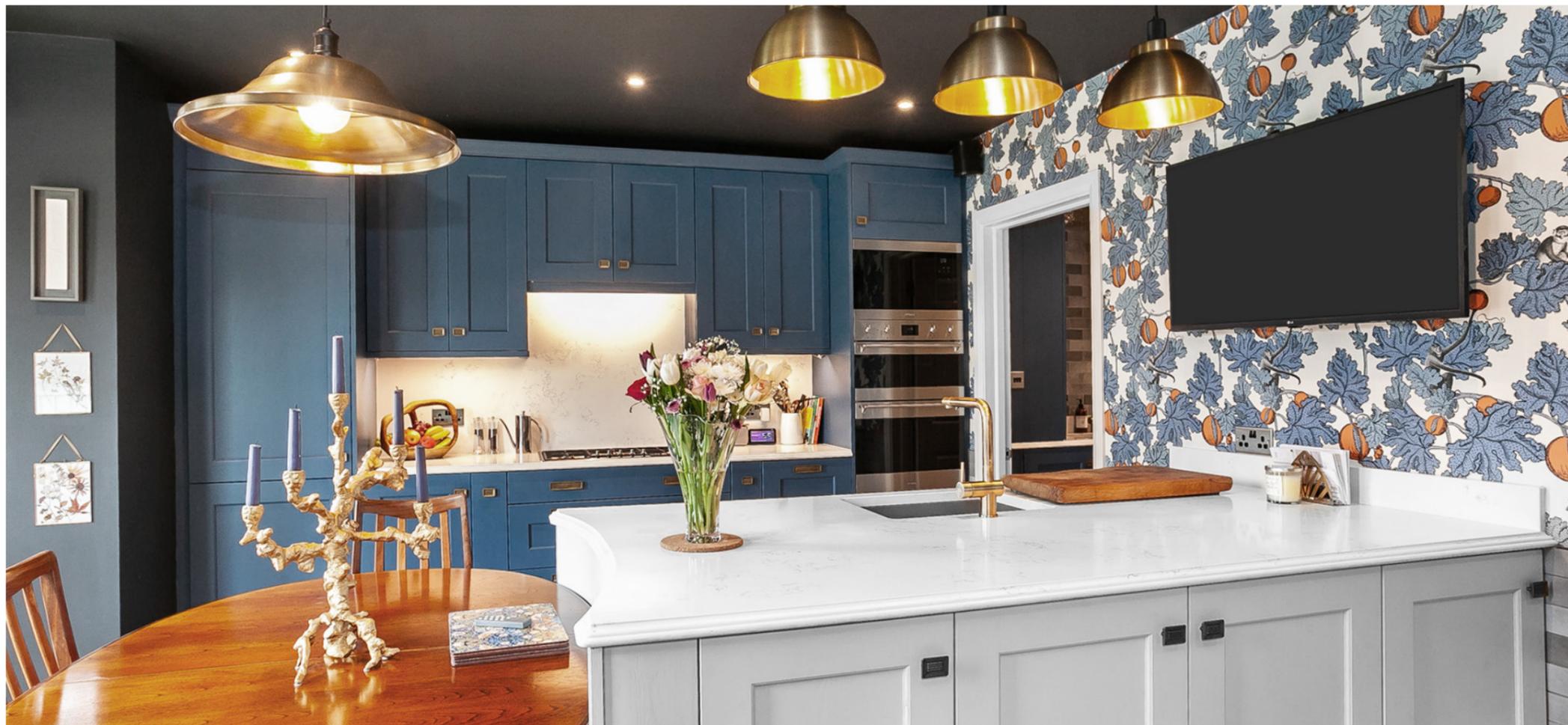
Short walk to Belmont Park and CIYMS sports facility

City airport close by and access to Belfast city centre by dual carriageway

Ulster hospital and Stormont buildings a short drive away

Lovely, leafy and popular Belfast suburb

Managed environment at c.£220 per annum (general maintenance, Public Liability insurance etc)



Striking kitchen with shaker style cupboards, quartz worktops and range of appliances



Casual seating and dining



Centre island for food prep



Fitted utility room

The property comprises...

GROUND FLOOR

Multipoint locking front door with stained glass panes

ENTRANCE HALL: Herringbone pattern grey 'oak' flooring by Amtico. Vertical radiator.

CLOAKROOM: White suite comprising; low flush wc., vanity unit with wash hand basin, fully tiled walls in ceramic dark green tiles, extraction. Herringbone pattern grey 'oak' flooring by Amtico.

LIVING ROOM: 16' 6" x 15' 0" (5.03m x 4.57m) into bay window with 'plantation' shutters. Feature fireplace with cast iron inset and polished Mourne granite hearth. Gas fire inset, recessed lighting.

DINING / KITCHEN 16' 9" x 15' 3" (5.11m x 4.65m) Extensive range of blue shaker style high and low level cupboards, quartz worktops and large centre island with inset stainless steel sink, 'bronze' mixer taps, recessed lighting, herringbone pattern grey 'oak' flooring by Amtico, space for table and chairs, integrated fridge freezer, additional integrated freezer, dishwasher, 5 ring gas hob, Smeg double oven and microwave, vertical radiator. uPVC door to rear, sunny, patio garden.

UTILITY ROOM: 8' 0" x 5' 9" (2.44m x 1.75m) Extensive range of matching high & low level cupboards, quartz worktops, inset stainless steel sink with garbage disposal, 'bronze' mixer taps, wine racks, concealed breakfast station in larder / pantry with LED lighting and space for kettle, toaster etc, plumbed for washing machine, extractor, recessed lighting, pale grey tiled walls. Herringbone pattern grey 'oak' flooring by Amtico.



Main bedroom 1

FIRST FLOOR

Staircase with painted spindles and contrasting painted handrail to First Floor. Recessed lighting.

BEDROOM (1): 16' 9" x 10' 9" (5.11m x 3.28m) approx. into bay window. Recessed lighting.

ENSUITE SHOWER ROOM: 8' 6" x 5' 3" (2.59m x 1.6m) White suite; low flush wc., vanity unit with wash hand basin, black mixer taps, pale grey tiled walls and floor. Dark grey heated towel radiator, recessed lighting, fully tiled shower cubicle with 'drench' shower. Extractor.

DRESSING ROOM: 10' 3" x 5' 9" (3.12m x 1.75m) Walk-in fitted Dressing Room with built in drawers, shelving, hanging rails, recessed lighting and feature LED lighting

BEDROOM (2): 15' 3" x 13' 3" (4.65m x 4.04m) into bay. Double built-in wardrobe

SHOWER ROOM: 8' 3" x 6' 6" (2.51m x 1.98m) White suite; low flush wc., floating wash hand basin, marble tiled walls and floor, large fully tiled shower cubicle with black thermostatic drench shower fitting, recessed lighting, extractor.

Staircase with painted spindles and contrasting painted handrail to Second Floor. Recessed lighting.

SECOND FLOOR

BEDROOM (3): 14' 9" x 12' 9" (4.5m x 3.89m) Recessed lighting, double and single built-in wardrobes.

ENSUITE SHOWER ROOM: 8' 0" x 5' 6" (2.44m x 1.68m) White suite; low flush wc., pedestal wash hand basin, grey ceramic oak effect tiled floor and walls, fully tiled shower cubicle with instant heat shower, dark grey heated towel rail, recessed lighting, extractor.

BEDROOM (4): OR HOME OFFICE 16' 0" x 12' 0" (4.88m x 3.66m) approx. Extensive range of built in cupboards, bookcase shelving, recessed lighting. Access to floored roofspace storage.

OUTSIDE

Landscaped, easily maintained gardens to front and enclosed to rear with low maintenance beds, artificial grass and large, sunny patio to rear. South-west aspect capturing the sun from afternoon to sunset - perfect for barbecues and dining Al Fresco! The garden is also wired for a water feature and accent lighting. Painted fencing and pedestrian gate to Circular Road to rear.

Feature outside lighting and water tap. Garden shed / tool store.

Two tarmac parking spaces to front



Bedroom 2



Bedroom 3



Bedroom 4 or Home Office



En suite

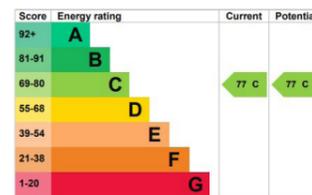
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	✓		
Is there an annual service charge?	✓		
Any lease restrictions (no AirBnB etc) ?			X
On site parking?	✓		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	✓		
Is the property timber framed?		X	
Is the property connected to mains drains?	✓		
Are contributions required towards maintenance?			X
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	Various providers available
Mains gas	Various providers available
LPG	Various providers available
Mains water	Yes
Cable TV or satellite	Various providers available
Telephone	Various providers available
Broadband and speed	▼1000 Mbps ▲220 Mbps

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023 /2024 is c. £2,434.60.

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Strathearn Lane is off Circular Road opposite Garranard Park between Cairnburn Road and Sydenham Avenue.



Floor plan



Total Area: 169.5 m² ... 1824 ft²
 All measurements are approximate and for display purposes only

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76 High Street,
 Hollywood, BT18 9AE
 T (028) 9042 1414
 F (028) 9042 1400

info@rogersandbrowne.co.uk
 rogersandbrowne.co.uk



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