



Situated in a quiet yet convenient location just off the Circular Road, this extended semi-detached has been well maintained throughout.

The accommodation in brief comprises of two reception rooms, separate kitchen with casual dining area and three good sized bedrooms to the first floor. Externally there is a well manicured front and delightful, mature private rear garden, driveway parking and detached garage.

Local amenities are within walking distance, whilst the Belfast City Airport, CIYMS and an excellent choice of schools are all nearby.

Offers Over  
£259,500

9 Helgor Park,  
Circular Road,  
Belfast,  
BT4 2GG

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Attractive, well maintained extended semi detached home
- Lounge (currently used as dining room)
- Good sized living room with feature fireplace
- Kitchen with casual dining area
- Three bedrooms, all with build in robes
- Bathroom with white suite
- Attic room with storage in eaves
- uPVC Double Glazing/Oil fired central heating
- Front garden in lawn with gated driveway parking
- Delightful private rear garden in lawn with mature trees and shrubs
- Matching detached garage
- Convenient to leading local schools, shops and Belfast City Airport



The Property Comprises:

## Ground Floor

Glazed wooden front door with glazed side panels to:

ENTRANCE HALL: Laminate wood effect floor, cornice ceiling, cloaks area.



LOUNGE: 12' 7" x 10' 11" (3.84m x 3.33m) Picture rail.





LIVING ROOM: 18' 9" x 10' 2" (5.72m x 3.1m) Feature fireplace, cornice ceiling, part wood panelled walls



Glazed double doors to:

KITCHEN: 15' 2" x 8' 5" (4.62m x 2.57m) Fitted kitchen with range of high and low level units, stainless steel one and a half bowl sink unit, plumbed for washing machine, plumbed for dishwasher, alcove for cooker, extractor hood, laminate wood effect floor, part tiled walls, glazed door to rear.



## First Floor

LANDING: Access to fully floored attic room via Slingsby style ladder. Shelved hotpress.

BEDROOM (1): 10' 11" x 10' 2" (3.33m x 3.1m) Built-in robes and dressing table.



BEDROOM (2): 11' 11" x 10' 3" (3.63m x 3.12m) Built-in robe.



BEDROOM (3): 8' 8" x 8' 5" (2.64m x 2.57m) Built-in robe.





BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, bath with mixer tap, telephone hand shower and overhead electric shower, wooden floor, recessed spotlights.

ATTIC ROOM: 15' 7" x 10' 3" (4.75m x 3.12m) Velux window, storage in eaves.



## Outside

FRONT: Gated entrance to driveway parking leading to:

GARAGE: Up and over door.

REAR: Private and enclosed rear garden in lawn, mature trees and shrubs, water feature, green house, tap and light.



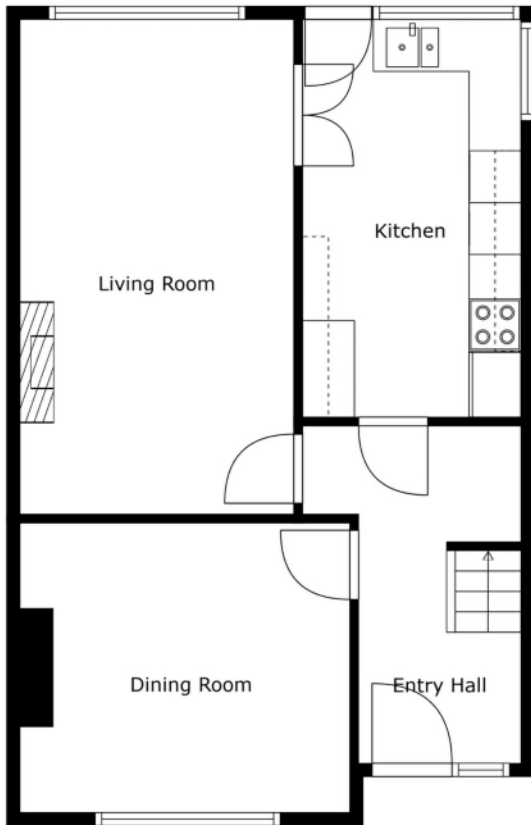




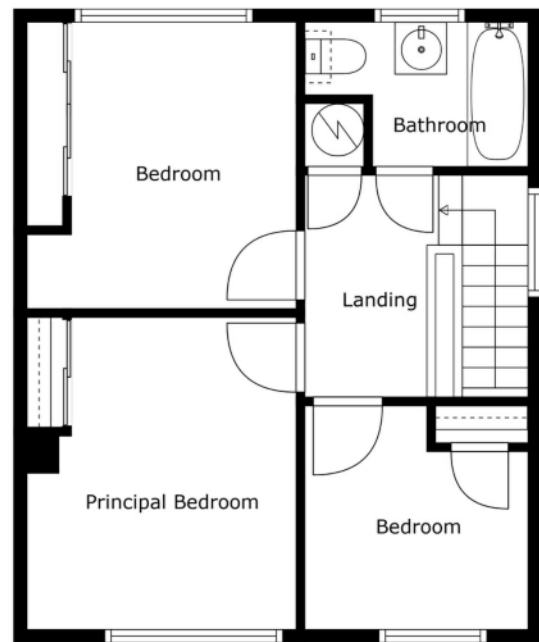
Location:

Coming out of town on the Hollywood Road  
turn right at the shops onto Circular Road.  
Take 3rd left into Helgor Park





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

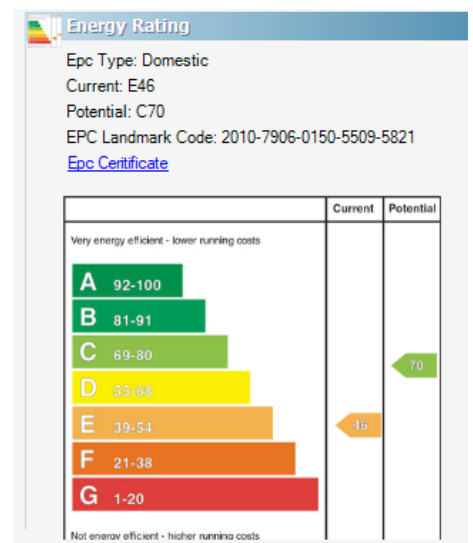
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