



Tucked away in a cul-de-sac just off prestigious Circular Road, this attractive detached cottage exudes a delightful warmth and charm.

Well-presented throughout, both bedrooms are doubles and the kitchen is large enough to incorporate a breakfast area.

Externally, the good-sized site has been landscaped with ease of maintenance and privacy in mind.

Close to Belmont Park and excellent amenities on the Holywood Road, both Belmont and Ballyhackamore are within easy reach.

With "bungalows" in short supply and high demand, we strongly advise early inspection so as not to miss out.

Offers Over  
£325,000

125 Circular Road,  
Belmont,  
BELFAST,  
BT4 2GE

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Charming detached bungalow in superb location
- Two double bedrooms
- Living room with twin aspect
- Separate dining/sitting room
- Kitchen with breakfast area, appliances
- Bathroom with white suite, separate shower
- Additional cloakroom with wc
- Excellent storage plus floored roofspace
- Oil fired central heating
- Double glazed throughout
- Gardens to front, side and rear
- Off-street parking plus timber garage/shed
- Close to excellent local amenities, parks and public transport links
- No onward chain



The Property Comprises:

### Ground Floor

COVERED ENTRANCE PORCH: uPVC double glazed front door and side lights.

RECEPTION HALL: Cornice ceiling, wood panelling. Built-in storage cupboard.

CLOAKROOM: Coat hooks, shelving. Two built-in cupboards with shelved storage. Access via pull-down ladder to excellent, floored roofspace.

DINING ROOM: 16' 5" x 7' 9" (5m x 2.35m) Wood panelling. Built-in cupboard. Door to:



KITCHEN: 19' 6" x 10' 11" (5.94m x 3.33m) Excellent range of high and low level units with glazed display cabinets. Single drainer stainless steel sink unit. Appliances including Zanussi cooker with extractor fan above. Zanussi dishwasher, LG American style fridge/freezer. Hotpoint washing machine, Zanussi tumble dryer, part tiled walls, ceramic tiled floor.



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CASUAL DINING AREA: Door to:



REAR PORCH: Back door to garden. Door to:

CLOAKROOM: Low flush wc, wash hand basin, ceramic tiled floor, part tiled walls.

LIVING ROOM: 13' 5" x 9' 10" (4.09m x 3.01m) Twin aspect, cornice ceiling. Decorative fireplace with wood surround. Inset electric fire. Wired for Sky.





BEDROOM (2): 13' 2" x 9' 10" (4.02m x 3.01m) Cornice ceiling. Recessed storage unit with fold-out desk, drawers and shelving.



REAR HALLWAY: Wood panelling.

BATHROOM: White suite comprising panelled bath with telephone hand shower, low flush wc, wash hand basin with storage underneath. Separate, tiled shower cubicle with Mira Sport electric shower. Shelved hotpress with copper cylinder and Willis type immersion heater.



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BEDROOM (1): 14' 10" x 9' 11" (4.53m x 3.02m) Cornice ceiling. [Link for Sky TV system.](#)



## Outside

Gardens on all four sides with lawns to front and side interspersed with flowerbeds, stocked with variety of mature plants, trees and flowering shrubs.

Parking bay to side.

Double entrance gates leading to good-sized, low-maintenance rear garden.

Currently flagged with excellent degree of natural screening from Circular Road.

Patio and sitting areas.

TIMBER GARAGE/SHED: Oil fired boiler, power and light. PVC oil tank.





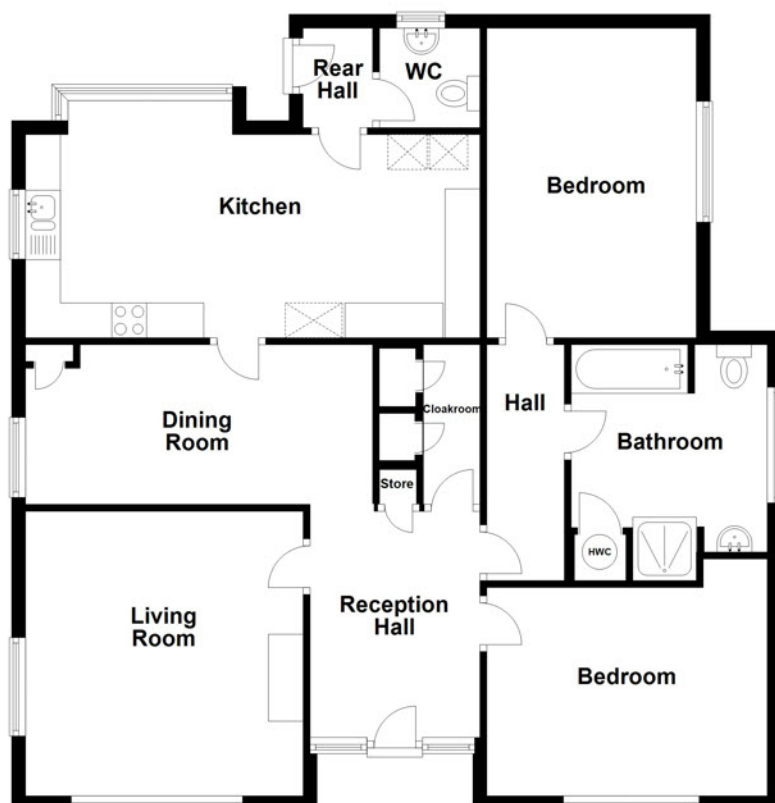


Location:

Go past Belmont Park/CIYMS entrance on your right hand side from Sydenham Avenue. Turn right after Rascals into Avonvale and property is first on the left.

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## Ground Floor



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**125 Circular Road, Belfast**

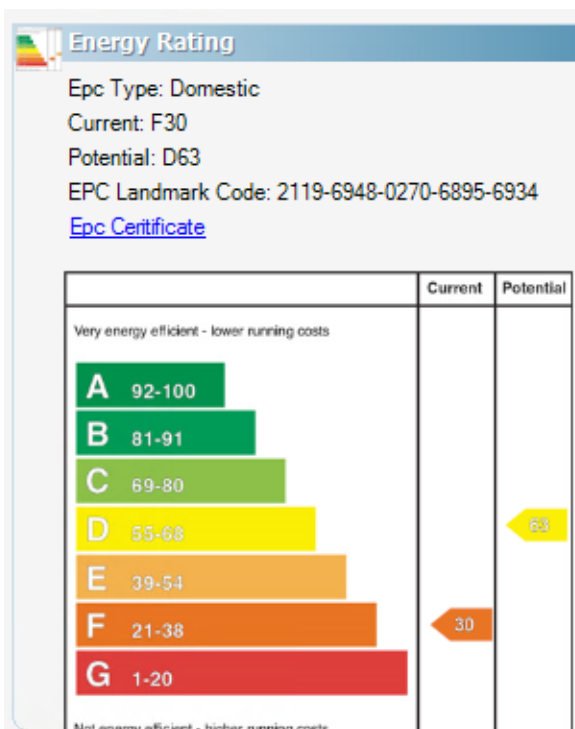
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