



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

The lounge opens to the dining room with French doors to the garden. There are three good sized bedrooms to the first floor and a bathroom with white suite.

Outside there is a well manicured front and good sized private rear garden, driveway parking and detached garage.

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

Offers Around  
£189,950

8 Marmont Crescent,  
off Circular Road,  
BELFAST,  
BT4 2GQ

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Well Presented and Well Maintained Semi Detached Property with Excellent Potential to Extend Subject to Planning Permission
- Lounge with Fireplace
- Dining Room with French Doors to Garden
- Fitted Kitchen
- Three Good Sized Bedrooms
- Bathroom with White Suite
- Roofspace
- Front Garden and Generous Rear Garden with Lawn and Patio Area
- Detached Garage and Driveway Parking
- uPVC Double Glazing
- Oil Fired Central Heating
- Convenient Location Close to Shops, Restaurants and Amenities in Belmont, Ballyhackamore and Holywood
- Close to Bus Networks

The Property Comprises:

#### Ground Floor

uPVC front door with double glazed insets and side lights.

RECEPTION HALL: Solid mahogany wooden flooring. Understairs storage. Alarm control panel.

LOUNGE: 16' 7" x 10' 1" (5.05m x 3.08m) Cornice ceiling. Solid oak wooden flooring. Carved fireplace with surround, cast iron and tiled inset, granite hearth.

Archway to:

DINING ROOM: 10' 0" x 8' 6" (3.05m x 2.59m) Cornice ceiling. Solid oak wooden flooring. uPVC French doors to rear garden.

KITCHEN: 11' 3" x 7' 0" (3.43m x 2.13m) Modern, fully fitted range of high and low level units with laminate work surfaces. Single drainer stainless steel sink unit, mixer taps. Space for oven with pull out extractor fan above. Space for fridge and freezer. Built-in breakfast bar. Fully-tiled walls, ceramic tiled floor. uPVC access door to rear.



## First Floor

LANDING: Access to roofspace. Built-in hotpress with copper cylinder, shelving above.

BEDROOM (1): 13' 7" x 8' 7" (4.15m x 2.62m) Built-in wardrobes with mirror-fronted, sliding doors. Solid oak wooden flooring.

BEDROOM (2): 11' 4" x 8' 2" (3.46m x 2.5m) Built-in wardrobes with mirror-fronted, sliding doors.

BEDROOM (3): 11' 2" x 6' 9" (3.4m x 2.05m) (Measurement at widest points). Built-in storage cupboard

BATHROOM: White suite comprising; Low flush w.c. panelled bath with Triton electric shower and glass shower screen. Pedestal wash hand basin. Fully tiled walls, ceramic tiled floor.

ROOFSPACE: Slingsby-type ladder. Part-floored with light.

## Outside

PVC fascias and guttering. Outside light and tap.

FRONT GARDEN: Lawn with mature planting.

REAR GARDEN: Large garden of approximately 70 ft in lawn with patio area. Oil storage tank.

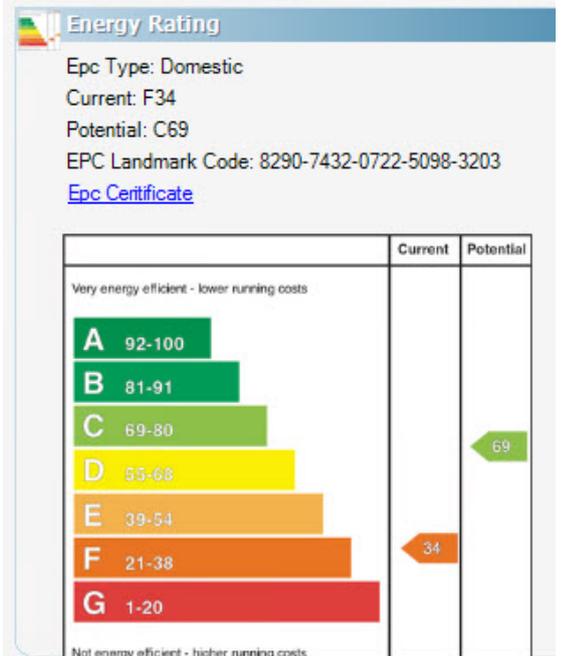
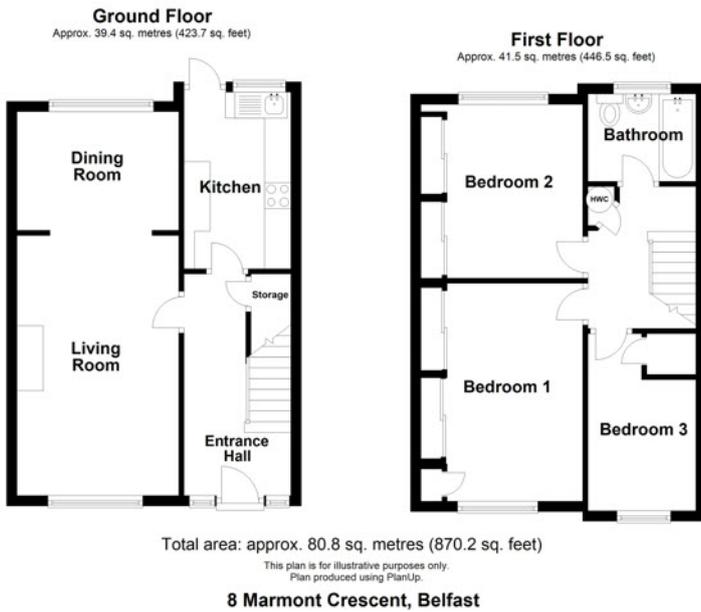
Tarmac driveway with off-street parking leading to:

DETACHED GARAGE: 15' 8" x 10' 1" (4.78m x 3.07m) Up and over door, power and light. Plumbed for washing machine. Overhead storage. Riello oil fired boiler. Access door to side.



Location:

Travelling along the Circular Road from Belmont, head towards the Holywood Road. Turn right after Avonvale into Marmont Park and first left into Marmont Crescent. No. 8 is on the left hand side.



- Ballyhackamore - 028 90 65 0000
- Lisburn Road - 028 90 66 3030
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

www.templetonrobinson.com



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