



An excellent family home in a prime location just off the main Antrim Road in North Belfast. Belfast Castle and the Cavehill are close by and commuter access to the city centre is convenient.

The spacious family accommodation comprises on the ground floor a drawing room, dining room and family room, ground floor wc facility and a large kitchen with dining area. Upstairs are four principal bedrooms with a small child's room/study and a family bathroom.

In addition the property benefits from wooden framed double glazed windows, gas fired central heating and an excellent detached garage and outstanding surrounding gardens with a mature hedge border. We can highly recommend an internal inspection.

Offers Over
£350,000

11 North Circular Road,
Antrim Road,
Belfast,
BT15

Viewing by
appointment
through agent
028 9066 3030



- Superb Detached Family Home in Prime Location in North Belfast
- Convenient Access by Car or Bus to City Centre
- 3 Main Reception Rooms
- Spacious Fitted Kitchen & Dining Area
- 4 Main Bedrooms & Child's Room/Study
- Ground Floor WC Facility & Family Bathroom with Separate WC
- Excellent Surrounding Gardens in Lawns with Mature Boundary
- Detached Extended Garage & Study/Working Area
- Gas Fired Central Heating
- Wooden Framed Double Glazed Windows

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Ceramic tiled floor.

Door to . . .

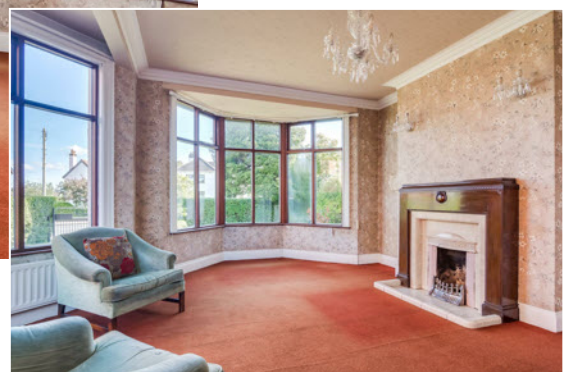
ENTRANCE HALL:

UNDERSTAIRS CLOAKS SPACE: Low flush wc,
pedestal wash hand basin, laminate wood effect floor.

DINING ROOM: 18' 2" x 12' 7" (5.54m x 3.84m) Feature fireplace surround and mantle with tiled
inset and hearth and open fire, cornice ceiling.



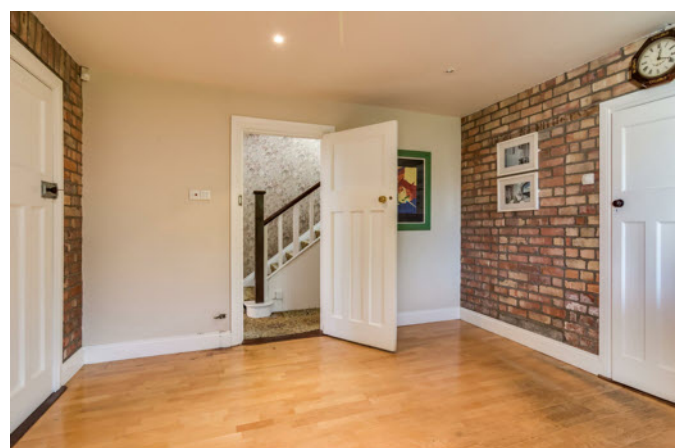
DRAWING ROOM: 21' 7" x 19' 4" (6.58m x 5.89m) Feature fireplace surround and mantle, tiled
inset and hearth with open fire, cornice ceiling, ceiling rose.



FAMILY ROOM: 16' 6" x 12' 9" (5.03m x 3.89m) Feature stone chimney breast, tiled hearth, open fire, beamed ceiling, French doors to rear.



KITCHEN WITH DINING AREA: 23' 3" x 15' 5" (7.09m x 4.7m) Excellent range of high and low level units, five ring ceramic hob, stainless steel extractor canopy and fan, built-in Indesit oven and separate grill, stainless steel single drainer sink unit with mixer tap, plumbed for dishwasher, plumbed for washing machine, low voltage lights, boiler cupboard with gas fired boiler.



First Floor

LANDING: Feature stained and leaded glass window.



BEDROOM (1): 18' 3" x 12' 8" (5.56m x 3.86m) Wash hand basin in vanity unit.



BEDROOM (2): 15' 6" x 12' 9" (4.72m x 3.89m)



BEDROOM (3): 12' 8" x 12' 6" (3.86m x 3.81m) Range of built-in robes and dressing table.



BEDROOM (4): 9' 4" x 9' 0" (2.84m x 2.74m)

BEDROOM (5)/STUDY: 8' 8" x 5' 9" (2.64m x 1.75m)

BATHROOM: Tiled panelled bath with mixer tap and telephone hand shower attachment, pedestal wash hand basin, low flush wc, fully tiled walls. Access to substantial roofspace via pull down ladder.

Outside

Mature boundary hedging, mature trees, lawn to front, south facing rear garden.

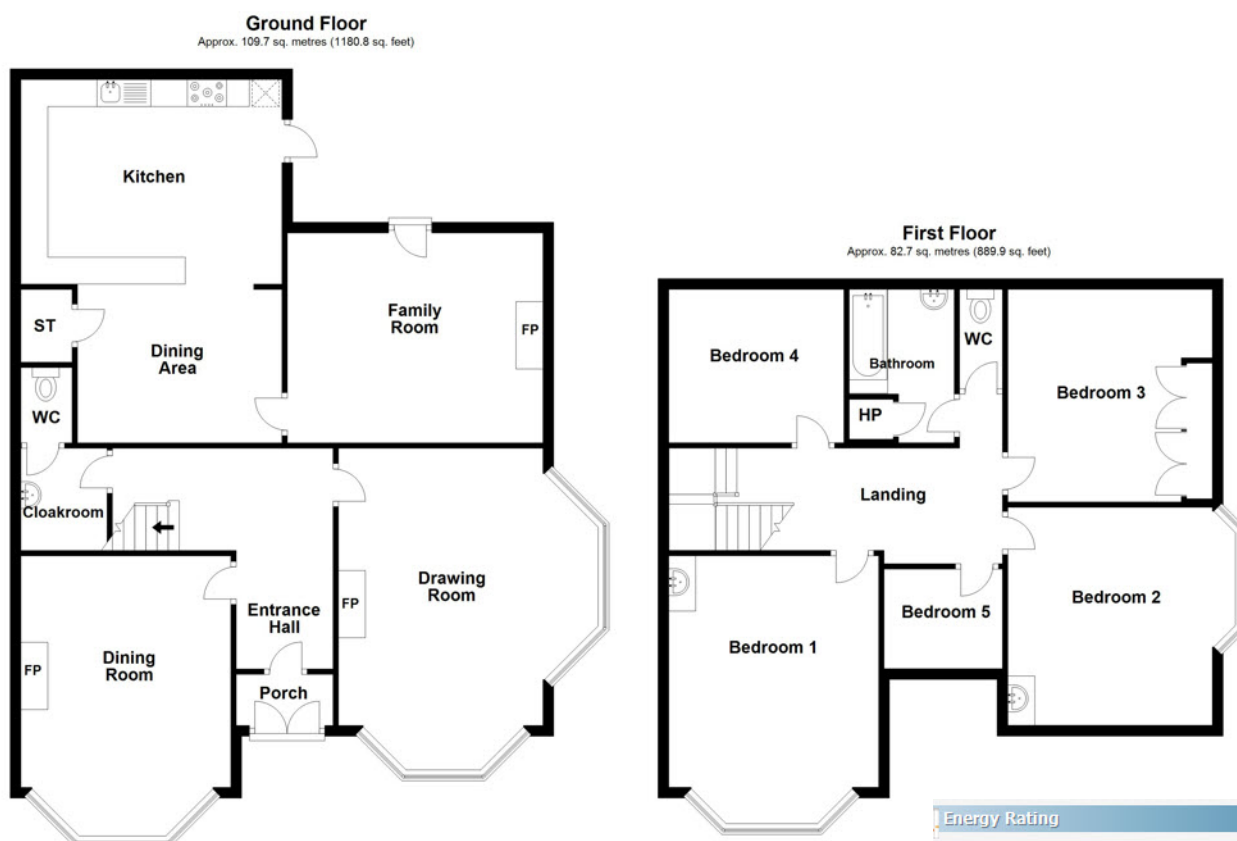
GARAGE: 18' 7" x 10' 2" (5.66m x 3.1m) Store at rear.





Location:

Antrim Road heading into Belfast go past lights for Belfast Castle then next on the right hand side to North Circular Road.



Total area: approx. 192.4 sq. metres (2070.7 sq. feet)

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

Energy Rating

Epc Type: Domestic
Current: E53
Potential: D58
EPC Landmark Code: 9828-0722-6889-9692-1992
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54	53	58
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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Lisburn - 028 92 66 1700
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