



8 West Circular Close , Belfast, BT13 3WQ

£145,000

Superb Modern Built Town House in Much Admired Development.

Holding a private cul-de-sac position, with a delightful aspect both front and rear, this stunning home will have immediate appeal. The beautifully presented contemporary interior comprises 2 bedrooms, master bedroom with built-in storage, bright lounge, modern fitted kitchen incorporating built-in oven and hob, integrated fridge freezer and dining area with glazed door to garden and luxury bathroom suite. The dwelling further offers upvc double glazed windows, gas central heating, downstairs furnished cloakroom and extensive use of ceramic and wood laminate floors.

A fabulous rear garden and little or no maintenance worries make this a home with immediate appeal - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

8 West Circular Close

, Belfast, BT13 3WQ



- Superb Modern Built Town House
- Contemporary Kitchen With Dining
- Pvc Fascia & Eaves
- Much Admired Development
- 2 Bedrooms, Master With Built-In Storage
- Luxury Bathroom Suite
- Gas Central Heating
- Bright Lounge
- uPvc Double Glazed Windows
- Landscaped Gardens With Delightful Aspect

Entrance Hall

Upvc double glazed front door, laminate wooden floor.

Lounge

14'1" x 14'0" at widest (4.31 x 4.29 at widest) Laminate wooden floor, double panelled radiator.

Rear Lobby

Storage cupboard, laminate wooden floor, double panelled radiator.

Furnished Cloakroom

White suite comprising vanity unit, low flush wc, panelled radiator, laminate wooden floor.

Kitchen

11'9" x 10'2" (3.60 x 3.10)

Bowl and a half single drainer stainless steel sink unit, range of high and low level high gloss units, formica worktops,

Led kick boards, built-under oven and ceramic hob, stainless steel integrated extractor fan, integrated fridge/freezer,plumbed for washing machine, partly tiled walls, ceramic tiled floor, double panelled radiator, uPvc double glazed door to rear.

First Floor

Landing.

Luxury Bathroom

White suite comprising centre tap panelled bath, shower screen, telephone handset shower, vanity unit, smart mirror, low flush wc, double panelled radiator, partially tiled walls, velux style window, ceramic tiled floor.

Bedroom

14'5" x 14'3" (4.40 x 4.35)

Wood laminate floor, built-in storage,

concealed gas boiler, double panelled radiator.

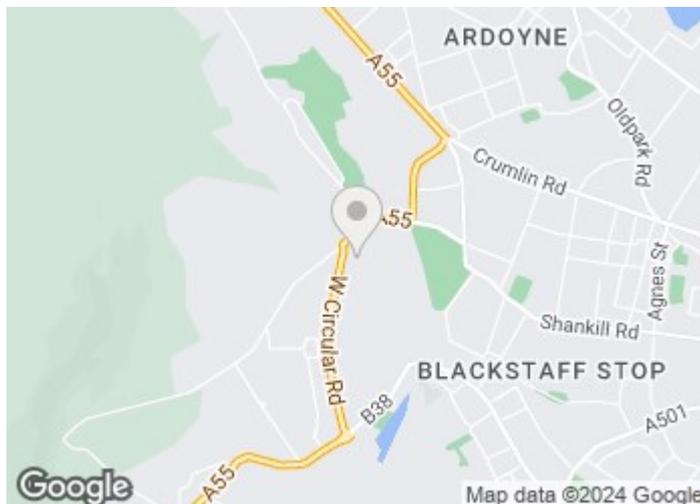
Bedroom

11'8" x 7'4" (3.58 x 2.24)

Wood laminate floor, velux style window, panelled radiator.

Outside

Extensive communal parking, enclosed rear in patio, lawn and timber decking, vertical panel fencing, outside water tap, security light.



Directions



Floor Plan

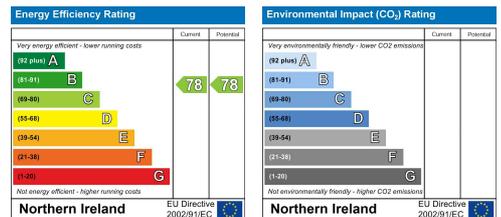


8 West Circular Close, Belfast. BT13 3WQ



Total Area: 75.7 m² ... 815 ft²
 All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN**
 028 9060 5200
- BALLYNAHINCH**
 028 9756 1155
- CAUSEWAY COAST**
 0800 644 4432
- FORETSIDE**
 028 9064 1264
- NEWTOWNARDS**
 028 9181 1444
- BALLYHACKAMORE**
 028 9047 1515
- BANGOR**
 028 9127 1185
- CAVEHILL**
 028 9072 9270
- GLENGORMLEY**
 028 9083 3295
- RENTAL DIVISION**
 028 9070 1000
- BALLYMENA**
 028 2565 7700
- CARRICKFERGUS**
 028 9336 5986
- DOWNPATRICK**
 028 4461 4101
- MALONE**
 028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
 @Ulster Property Sales is a Registered Trademark