



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) Laminated 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.

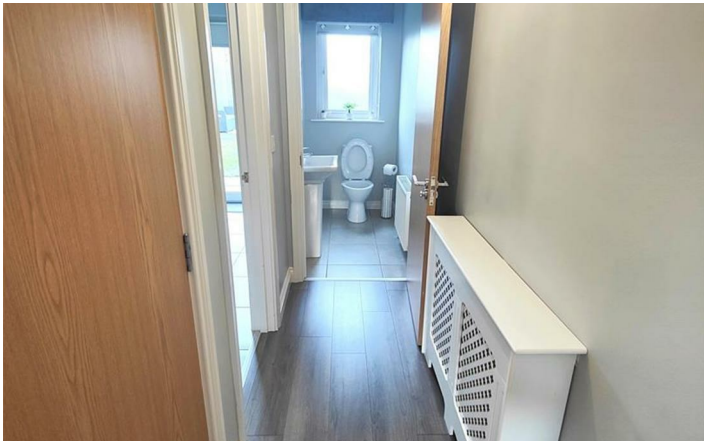
### Outside

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



### Directions





Floor Plan

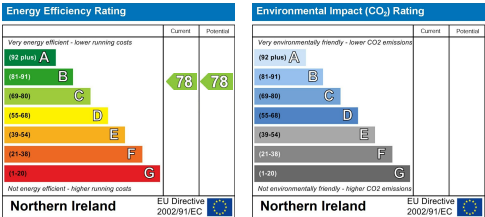


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Total Area: 75.7 m² ... 815 ft²  
All measurements are approximate and for display purposes only

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