



95 North Circular Road , Belfast, BT14 6TN

Offers Over £299,950

Exceptionally Fine Handsome Detached Residence Situated Within This Most Desirable Location.

A handsome period detached villa holding a fabulous position set within mature gardens situated within this highly desirable residential location positioned closely to the Cavehill. The richly appointed interior comprises 3 bedrooms, through lounge with patio doors to garden, luxury fitted kitchen and classic white bathroom suite complete with separate shower cubical and wc. The dwelling further offers upvc double glazed windows, gas fired central heating, pvc fascia and eaves, extensive range of built-in wardrobes to bedroom two and downstairs furnished cloakroom. Beautifully presented and maintained to the highest standard the property is within easy walking distance of leading schools, public transport and excellent local shopping.

Private gardens with south facing rear with feature patio area garden room and detached garage add the finishing touches to a home which will have immediate appeal.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	65	66
EU Directive 2002/91/EC		

95 North Circular Road

, Belfast, BT14 6TN



- Stunning Period Detached Villa
- Gas Fired Central Heating Cavity Wall Insulation
- Upvc Double Glazed Windows
- Highest Presentation
- 3 Bedrooms Through Lounge
- Classic White Bathroom Separate WC
- Pvc Fascia And Eaves
- Luxury Fitted Kitchen
- Furnished Downstairs Cloakroom
- Detached Garage South Facing Rear Garden

Entrance Hall

Original entrance door with leaded light detail, maple hardwood herringbone floor, feature radiator.

Furnished Cloakroom

White suite comprising low flush wc, pedestal wash hand basin, leaded light window, storage cupboard, concealed gas boiler.

Through Lounge

23'5" x 10'11" (7.14 x 3.35)
Attractive marble fireplace, panelled radiator.

Dining Area

Upvc sliding patio doors.

Kitchen

10'5" x 8'9" (3.18 x 2.69)
Bowl and a half composite sink unit, extensive range of high and low level units, formica work top built-in high level oven and microwave, plumbed for washing

machine, plumbed for dishwasher, ceramic hob, canopy extractor fan, partly tiled walls, ceramic tiled floor, recessed lighting, panelled radiator.

Walk-in Larder

First Floor

Landing

Bathroom

Modern white suite comprising panelled bath, telephone hand shower, vanity unit, shower cubicle, thermostatically controlled shower unit, fully tiled walls, chrome radiator, pvc ceiling, recessed lighting, Amtico floor.

Separate Wc

Matching low flush wc, concealed cistern, Amtico floor, pvc ceiling, recessed lighting.

Bedroom

10'5" x 10'10" (3.18 x 3.31)
Range of built-in robes, drawer pack, cupboards above, panelled radiator.

Bedroom

14'1" x 10'10" (4.31 x 3.31)
Panelled radiator.

Bedroom

10'9" x 10'0" (3.28 x 3.07)
Panelled radiator.

Roofspace

Slingsby type ladder.

Outside

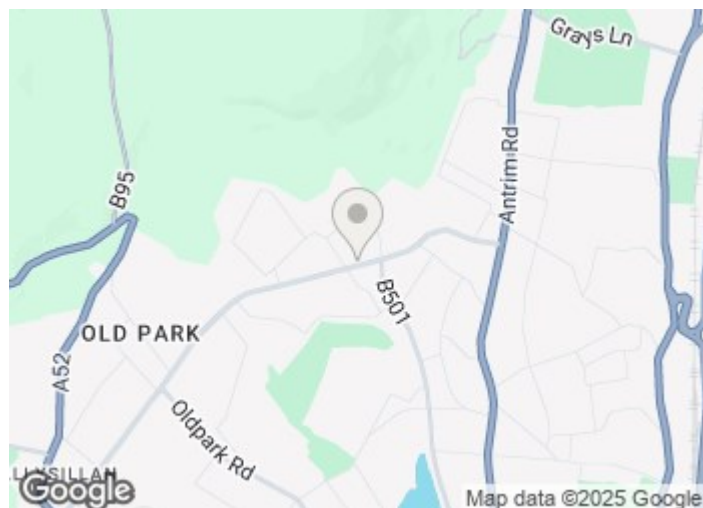
Landscaped gardens front and rear in lawn, shrubs and flowerbeds, mature hedging and trees, fabulous patio area, outside power outlet, light and tap, concrete patterned driveway.

Garden Room

11'4" x 4'9" (3.46 x 1.45)
Upvc double glazed patio doors, walk-in store with shelves.

Detached Garage

16'0" x 9'2" (4.88 x 2.80)
Roller shutter door, light and power.

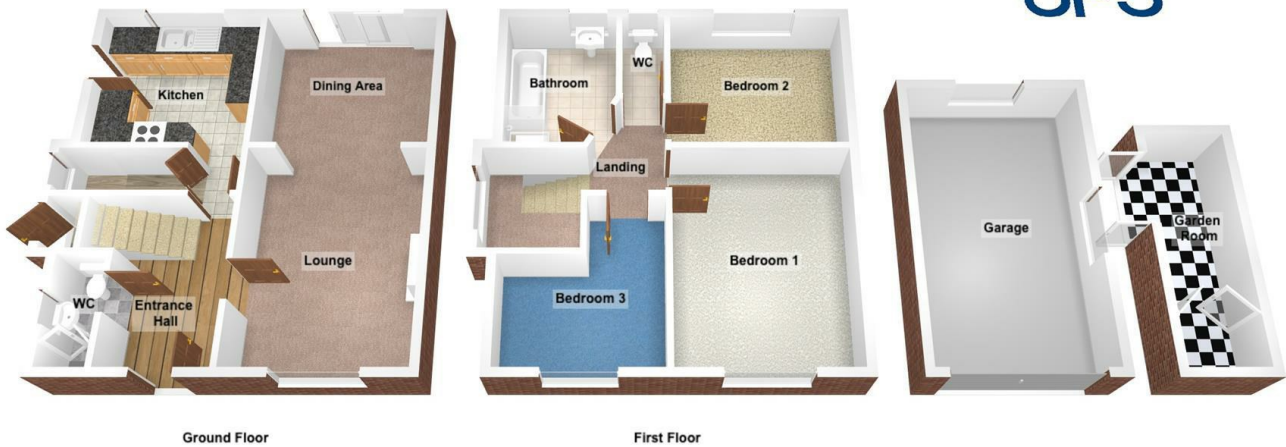


Directions



Floor Plan

95 North Circular Road, BELFAST, BT14 6TN



Total Area: 99.5 m² ... 1070 ft² (excluding garage)
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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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