

## 95 North Circular Road , Belfast, BT14 6TN

**Offers Around £319,950**

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. 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		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, artico floor.

## Separate Wc

Matching low flush wc, concealed cistern, artico 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.

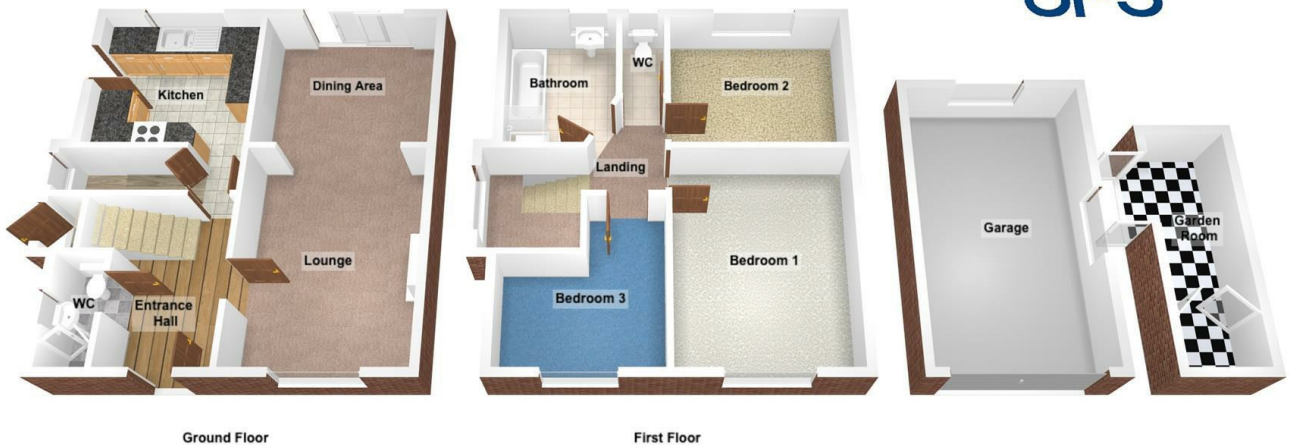


## Directions



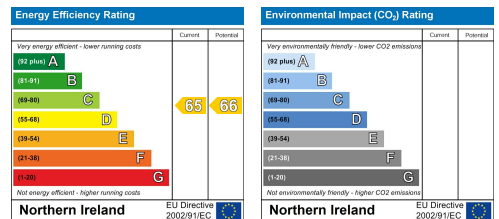
# Floor Plan

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Total Area: 99.5 m<sup>2</sup> ... 1070 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

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