



4 North Circular Road , Belfast, BT15 5HB

**Offers In The Region Of
£600,000**

Magnificent Double Fronted Detached Period Residence Commanding A Mature Site. A Purpose Built Ground Floor 2 Bedroom Apartment.

A handsome detached residence beautifully proportioned offering gracious accommodation which has benefited from a program of modernisation works but yet retains a host of original features. The beautifully proportioned accommodation comprises 5 bedrooms 3 formal reception rooms, superb fitted kitchen with breakfast room and modern white family bathroom. The dwelling further offers downstairs shower room in white suite, utility room, upvc double glazed windows and oil fired central heating. A purpose built ground floor apartment with own door entrance and internal link to the main home comprises 2 generous bedrooms modern bathroom and open plan integrated fitted kitchen with living and dining area with gas central heating and double glazed windows. Externally the property is positioned on a mature site with ample carparking to front and extensive south facing rear garden. Conveniently positioned to leading schools, Cavehill Country Park, excellent local shopping, Fortwilliam Golf Course and public transport with the new glider soon to arrive and the City a short distance away makes this the perfect future proofed family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		EU Directive 2002/91/EC	

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Purpose Built Ground Floor Apartment



- Substantial Period Detached Residence
- Fitted Kitchen Utility Room
- Upvc Double Glazed Windows
- Main Dwelling Oil Fired Central Heating

- Purpose Built Ground Floor 2 Bed Apartment
- Family Bathroom Down Stairs Shower Room
- Highly Regarded Residential Location

- 5 Bedrooms 3 plus Reception Rooms
- Apartment Gas Central Heating
- Extensive South Facing Rear Garden

Enclosed Entrance Porch

Upvc double glazed entrance door, original tiled floor.

Entrance Hall

Glazed vestibule door, panelled walls, under stairs cloaks, wood strip floor, panelled radiator, cornice ceiling.

Drawing Room into Bay

21'2" x 13'1" (6.47 x 4.00)

Attractive marble fireplace, wood laminate floor, panelled radiator, cornice ceiling.

Dining Room into Bay

17'8" x 13'1" (5.39 x 4.01)

Attractive hardwood fireplace marble inset, wood laminate floor, panelled radiator, picture rail, cornice ceiling.

Lounge

12'9" x 11'4" (3.91 x 3.47)

Attractive fireplace, granite inset, wood laminate floor, feature radiator, picture rail.

Kitchen

10'10" x 10'8" (3.32 x 3.27)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, high level built-in under oven and ceramic hob, canopy extractor fan, wine rack, fridge freezer space, pull out larder, integrated dishwasher, partly tiled walls, breakfast bar, panelled radiator, recessed lighting.

Breakfast Room

12'2" x 10'0" (3.72 x 3.07)

Sliding patio doors, ceramic tiled floor, twin velux roof lights

Utility Room

7'6" x 6'0" (2.30 x 1.85)

Range of high and low level units formica worktops, plumbed for washing machine, fridge freezer space, ceramic tiled floor, boiler house, oil boiler.

Shower Room

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, recessed lighting.

First Floor

Feature leaded light window.

Bathroom

White suite comprising panelled bath, pedestal wash hand basin, shower cubicle, thermostatically controlled drench shower, telephone hand shower unit, fully tiled walls, recessed lighting, chrome radiator, hot press.

Separate Wc

Matching white suite comprising, low flush wc, fully tiled walls, ceramic tiled floor.

Bedroom

13'0" x 11'4" (3.98 x 3.47)

Wood laminate floor, double panelled radiator.

Bedroom

12'9" x 11'3" (3.90 x 3.43)

Wood laminate floor, double panelled radiator, picture rail, corniced ceiling.

Bedroom into Bay

18'8" x 12'11" (5.69 x 3.95)

Wood laminate floor, 4 double panelled radiator.

Bedroom

9'2" x 6'0" (2.81 x 1.83)

Panelled radiator.

Bedroom into Bay

18'2" x 13'1" (5.56 x 4.00)

3 double panelled radiator, picture rail.

Roof Space

Slingsby type ladder, floored electric light.

Apartment Ground Floor

Reception Hall

15'1" x 10'9" (4.60 x 3.30)

Double beveled glass doors internal access, upvc double glazed entrance door, wood laminate floor, panelled radiator.

Bathroom

White suite comprising pedestal wash hand basin, shower cubicle, thermostatically controlled shower unit, fully tiled walls, wood laminate floor recessed lighting, airing cupboard gas boiler.

Bedroom

12'5" x 11'5" (3.80 x 3.50)

Panelled radiator.

Bedroom

11'5" x 9'11" (3.50 x 3.04)

Panelled radiator, corniced ceiling.

Kitchen Open Plan Living

15'10" x 15'8" (4.85 x 4.78)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, microwave and



Directions



Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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