

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

**Offers In The Region Of  
£369,999**

Stunning Modernised And Luxuriously Appointed Detached Villa In A Highly Regarded Location.

Situated within this most popular section of the North Circular Road, this modernised detached residence will surely impress. The richly appointed interior comprises 4 bedrooms, 2 spacious reception rooms, luxury fitted kitchen and contemporary white bathroom suite. The dwelling further offers majority uPvc doubled glazed windows, gas fired central heating, downstairs furnished cloakroom and feature half panelled entrance hall.

Front garden in mature trees and shrubs and private rear garden in lawn and feature decking with garage combine with a most convenient location with leading schools, public transport, Cavehill Tennis Club and excellent local shopping just a short stroll away makes this a property not to be missed.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



# 80 North Circular Road

, Belfast, BT14 6TN



- Attractive Detached Residence
- Gas Fired Central Heating
- Majority Windows D/G
- 4 Bedrooms
- Modern Fitted Kitchen
- Private Rear Garden
- 2 Reception Rooms
- Furnished Cloakroom
- Detached Garage

### Open Entrance Porch

Feature arched entrance with arched entrance door.

### Entrance Hall

Single panelled radiator, 1/2 panelled walls.

Furnished cloaks in white suite comprising wash hand basin, pedestal wash hand basin, low flush wc., plumbed for washing machine.

### Lounge

11'5" x 16'6" (3.48 x 5.03)

Cast iron fireplace, wood laminate floor, panelled radiator, double French style pvc doors to rear.

### Kitchen

6'7" x 14'10" (2.02 x 4.54)

Single drainer stainless steel sink unit, extensive range of high and level units, formica worktops, built-in oven and gas hob,

canopy extractor fan, plumbed for washing machine, breakfast bar, pvc rear door.

### Living Room

11'5" x 16'6" (3.49 x 5.03)

Into bay, cast iron fireplace, with wooden surround and tiled inset, wood strip floor, double panelled radiator.

### First Floor

Landing, feature leaded light window.

### Bedroom

10'9" x 10'0" (3.29 x 3.05)

Wood laminate floor, panelled radiator.

### Bedroom

7'0" x 8'3" (2.14 x 2.54)

Panelled radiator.

### Bedroom

11'5" x 13'10" (3.48 x 4.24)

Into bay, wood laminate floor, picture rail, panelled radiator.

### Bedroom

10'0" x 9'6" (3.07 x 2.91)

Wood laminate floor, built-in robe.

### Bathroom

Modern white suite comprising panelled bath, thermostatically controlled shower unit, telephone hand shower, vanity unit, low flush wc. uPvc panelled walls and ceiling, panelled radiator.

### Attached Garage

7'1" x 16'6" (2.18 x 5.04)

### Outside

Private mature gardens front and rear in lawn, shrubs and flowerbeds, feature decked area, driveway, double gates.



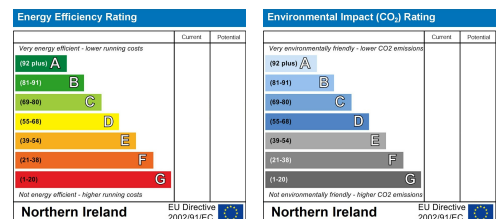
## Directions





# Floor Plan

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