

## 24 North Circular Road , Belfast, BT15 5HD

**Offers In The Region Of  
£495,000**

Magnificent Extended Period Detached Villa Situated Within This Highly Regarded Location.

A handsome period red brick double fronted extended detached villa holding a prime main road position within this highly regarded and sought after residential location. The generously proportioned interior comprises 4 spacious bedrooms, superb roof space, 4 reception rooms, two into bay, fitted kitchen with built-in oven and ceramic hob and classic white bathroom suite. The dwelling further offers gas fired central heating, uPvc double glazed windows, snug area off kitchen, utility room, downstairs furnished cloakroom, conservatory and retains much period detail with wood panelling and antique fireplaces. Mature private gardens with southernly aspect to rear with detached brick garage combines with the perfect location with leading schools, public transport, Cavehill tennis club and excellent local shopping all within walking distance makes the perfect family home.

Internal Inspection Highly Recommended.

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	40	51
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



# 24 North Circular Road

, Belfast, BT15 5HD



- Handsome Extended Double Fronted Detached Residence
- Fitted Kitchen with Utility Room
- Downstairs Furnished Cloakroom
- Charming Internal Period Detail
- 4 Bedrooms 4 Reception Rooms
- Upvc Double Glazed Windows
- Detached Garage
- Gas Central Heating
- Classic White Bathroom Suite
- Excellent Gardens South Facing Rear

## Charming Internal Period Detail

### Outer Entrance Porch

Upvc double glazed entrance doors, ceramic tiled floor

### Enclosed Entrance Porch

Double storm doors leaded light detail, ceramic tiled floor, 3/4 panelled walls.

### Entrance Hall

Leaded light vestibule door, 3/4 panelled walls, cloaks, panelled radiator, corniced ceiling.

### Lounge into Bay

17'10" x 13'1" (5.45 x 3.99)

Attractive hard wood fireplace, 2 panelled radiators.

### Drawing Room into Bay

21'9" x 12'10" (6.65 x 3.92)

Attractive hard wood fireplace, 3 panelled radiators.

### Living Room

12'9" x 11'3" (3.91 x 3.44)

Brick fireplace, wood strip floor, panelled radiator, double glazed patio doors.

### Conservatory

13'3" x 7'5" (4.05 x 2.28)

Slate tiled floor, single glazed windows.

### Kitchen

11'6" x 10'9" (3.53 x 3.30)

Stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, canopy extractor fan, integrated under

fridge, integrated dishwasher, tall larder, ceramic tiled floor, stable door.

### Bootroom

11'9" x 9'8" (3.60 x 2.96)

Twin velux rooflights, ceramic tiled floor, recessed lighting.

### Utility Room

8'11" x 8'2" (2.73 x 2.50)

Single drainer stainless steel sink unit formica work top, plumbed for washing machine, tumble dryer space, range of tall units, store off, ceramic tiled floor.

### Furnished Cloakroom

White suite comprising low flush w/c, fully tiled walls, ceramic tiled floor.

### First Floor

3/4 panelled walls, feature leaded light detail, concealed gas boiler, fixed staircase to roofspace.

### Bathroom

Classic white suite comprising claw feet roll top bath, pedestal wash hand basin, low flush wc, walk-in shower, thermostatically controlled shower unit, fully tiled walls, recessed lighting, ceramic tiled floor.

### Bedroom

12'9" x 11'4" (3.89 x 3.46)

Antique fireplace, panelled radiator.

### Bedroom

12'10" x 11'1" (3.92 x 3.38)

Antique fireplace, panelled radiator.

### Bedroom into Bay

17'5" x 12'9" (5.32 x 3.91)

Wood laminate floor, range of built-in robes, 3 panelled radiators.

### Bedroom into Bay

17'8" x 12'10" (5.39 x 3.93)

Built-in robe, 3 panelled radiators.

### Roofspace

30'9" x 17'8" (9.39 x 5.39)

Floored and sheeted, under eaves storage, triple velux roof lights, 2 panelled radiators.

### Detached Garage

22'5" x 10'10" (6.85 x 3.32)

Up and over door, light and power, brick paved driveway.

### Outside

Extensive mature gardens front and south facing rear in lawns, shrubs, flower beds and mature hedging, brick paving paths, outside light and tap.



## Directions





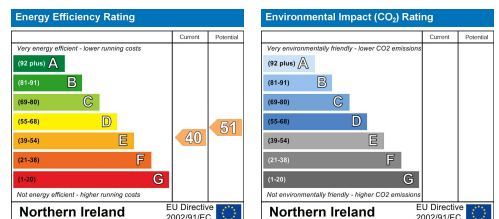
# Floor Plan

24 North Circular Road, BELFAST, BT15 5HD



Total Area: 229.7 m<sup>2</sup> ... 2472 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

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