

## Apt 29 4 West Circular Close , Belfast, BT13 3WQ

**Offers In The Region Of  
£139,950**

Magnificent Modern Constructed Ground Floor Luxury Apartment With Own Door Entrance.

A superb opportunity to purchase a luxuriously appointed ground floor apartment with own door entrance set within this most admired development. The modern interior comprises 2 bedrooms, lounge, open plan luxury fitted kitchen incorporating built-under oven and ceramic hob, integrated under fridge and freezer, integrated washer dryer with informal dining and deluxe white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, low outgoings, ceramic and wood laminate floor coverings throughout. With a delightfully position offering dual aspect and just minutes walk from excellent local amenities with direct access to the city makes this the perfect buy for the first time buyer, investor or those wishing to downsize - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# Apt 29 4 West Circular Close

, Belfast, BT13 3WQ



- Magnificent Modern Constructed Ground Floor Apartment
- Classic White Bathroom Suite
- Cul-De-Sac Position
- Carparking Bay
- 2 Bedrooms, Lounge With Dining Area
- Upvc Double Glazed Windows
- Much Admired Development
- Open Plan Integrated Kitchen
- Gas Central Heating
- Own Door Entrance

## Open Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator.

## Lounge

24'6" x 15'10" (7.47 x 4.84)

Dual aspect

## Dining Area

## Open Plan

Double panelled radiator.

## Kitchen

Bowl and a half single drainer stainless steel sink unit, range of high and low level units,

formica worktops, built-in underflush Wc, partly tiled walls, oven and ceramic hob, stainless ceramic tiled floor, panelled steel canopy extractor fan, integrated under fridge, integrated under freezer, integrated washing machine, concealed gas boiler.

## Inner Lobby

Storage cupboard, wood laminate floor.

## Bathroom

White suite comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, low

## Bedroom

10'2" x 10'0" (3.11 x 3.07)

Panelled radiator.

## Bedroom

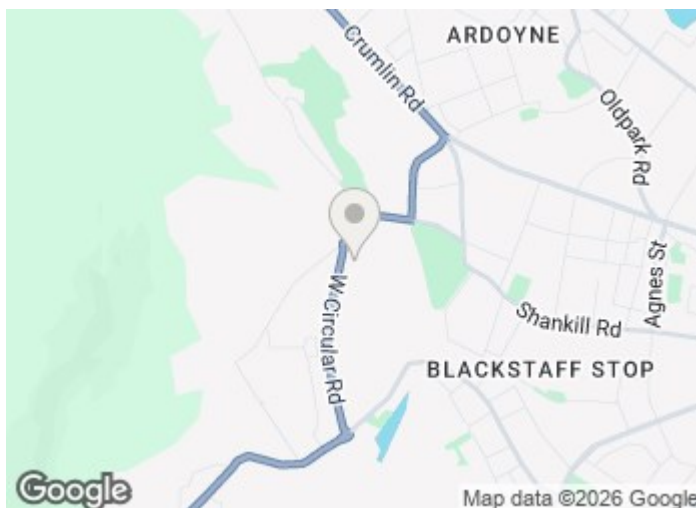
8'2" x 6'9" (2.49 x 2.06)

Panelled radiator.

## Outside

Carparking bay, communal gardens.

Management Fees Approx £ 828.00 per annum.

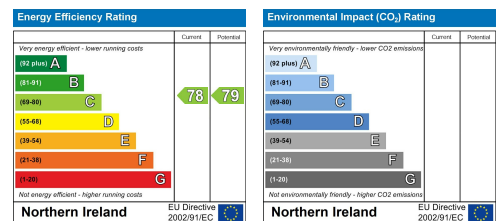


## Directions



# 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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