

Outside

Brick paved driveway to front offering ample off street parking. Concrete patio area leading to a well maintained garden to the rear in lawn with views of Cavehill



Offers Over:
£319,950



Viewing: By appointment through agent



**77 North Circular Road
Belfast
BT15 5FE**

028 9068 2777
contact@pinpointproperty.com
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	49 E	
21-38	F		
1-20	G		

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RATES: 2021/2022 **APPROX:** £1,405.78

Pinpoint Offices
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- Handsome detached villa
- Three flexible reception rooms
- Kitchen with range of units
- Driveway and gardens
- Four bedrooms
- Family shower room/separate WC
- uPVC Double glazing/ oil heating

4

3

1

Yes

Driveway

Entrance Porch
uPVC double front doors, tiled floor

Entrance Hall
Part panelled walls, solid wood floor, under stairs storage

Downstairs WC
Pedestal wash hand basin, low flush WC



Lounge
4.85m (15'11) x 3.61m (11'10)
Feature fireplace with granite hearth and inset



Separate WC
Low flush WC, radiator, partly tiled walls

Shower Room
White suite comprising pedestal wash hand basin, low flush WC, walk in shower unit with electric shower, radiator, partly tiled walls



Bedroom 1

4.85m (15'11) x 3.58m (11'9)

Fitted wardrobes and shelving units



Family Room

4.27m (14'0) x 3m (9'10)

Feature fireplace with granite inset and hearth



Bedroom 2

4.29m (14'1) x 3.02m (9'11)

Vanity unit, delightful view of Cavehill



Bedroom 3

3.25m (10'8) x 3.07m (10'1)

Wash hand basin, built in cupboards

Bedroom 4

2.67m (8'9) x 2.41m (7'11)

Kitchen

3.1m (10'2) x 2.79m (9'2)

Fitted kitchen with range of high and low level units, formica work surfaces, stainless steel sink unit, integrated stainless steel oven, hob, stainless steel extractor fan, space for fridge and freezer, plumbed for washing machine, partly tiled walls, wood effect laminate flooring



Dining Room

3.28m (10'9) x 3.02m (9'11)

Wood effect laminate flooring

