

RODGERS & BROWNE



10 Strathearn Lane, off Circular Road
Belfast, BT4 2BT

offers around £295,000



The Owner's Perspective...

"A very bright and spacious townhouse in a quiet and beautiful development in a very sought-after area in East Belfast, just off circular road. A very comfortable home that is ready to move into with modern and stylish décor throughout.

This is one of a limited number of townhouses in a location which is great for walking to Belmont or Ballyhackamore or a short drive to both Belfast city centre or Holywood with excellent nearby transportation links."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

The facts you need to know...

Beautifully presented end townhouse situated in the ever popular development in the heart of Belmont

Flexible accommodation depending on individual needs

Drawing room with feature fireplace, slate hearth and laminate flooring

Cream shaker style kitchen with integrated appliances and casual dining

Four bedrooms with an option for a first floor study/family room or bedroom four

Main bedroom and guest bedroom with ensuite shower rooms

Main bathroom with white suite

Enclosed patio garden

Private parking for two cars

Security alarm system, PVC double glazed, Hive integrated gas heating

Ease of access to many local amenities with Belmont and Ballyhackamore Village,

Belmont Road and CIYMS Sports Complex

Excellent schools all on the door stop such as Strathearn, Penryne, Ashfield Boys & Girls, Campbell College and Campbell Prep, Belmont Primary and Strandtown to mention but a few

A superb home which would be ideal for a variety of buyers such as a couple, young family or those seeking that lock and leave



Kitchen with casual dining



Bedroom four/family room

The property comprises...

GROUND FLOOR

Panelled door with fan light to:

ENTRANCE HALL

Staircase to first floor with painted newel post and spindles, pine handrail, laminate flooring. Under stair storage.

CLOAKROOM

Low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, ceramic tiled floor.

LIVING ROOM

15' 6" x 11' 5" (4.72m x 3.48m)
Fireplace with cast iron inset, gas fire, slate hearth, laminate flooring.

KITCHEN WITH CASUAL DINING

14' 3" x 12' 9" (4.34m x 3.89m)
Extensive range of high and low level cream shaker style cabinets, granite worktops, five ring gas hob and under oven, stainless steel extractor fan above, one and a half inset sink unit with mixer tap, integrated dishwasher and fridge freezer, ceramic tiled floor, part tiled walls, low voltage lighting.

UTILITY ROOM

9' 8" x 5' 0" (2.95m x 1.52m)
Range of high and low level cabinets, gas boiler, laminate worktops with stainless steel sink unit with mixer tap, plumbed for washing machine and space for tumble dryer, part tiled walls, ceramic tiled floor, service door to rear.



Main bedroom

BATHROOM

9' 7" x 6' 6" (2.92m x 1.98m)

White suite comprising shower bath with curved shower screen, mixer tap with telephone shower, pedestal wash hand basin with mixer tap and splashback, low flush wc, ceramic tiled floor, heated towel radiator.

BEDROOM (4)/FAMILY ROOM/STUDY

12' 0" (into bay window) x 11' 5" (3.66m x 3.48m)

GUEST BEDROOM

13' 6" x 11' 4" (4.11m x 3.45m)

ENSUITE SHOWER ROOM

9' 2" x 3' 11" (2.79m x 1.19m)

Shower cubicle with thermostatically controlled shower over drencher and telephone shower, pedestal wash hand basin with mixer tap and splashback, low flush wc, ceramic tiled floor.

Second Floor

Access to:

ROOFSPACE

Storage cupboard.

MAIN BEDROOM

15' 11" x 14' 2" (at widest points) (4.85m x 4.32m)

ENSUITE SHOWER ROOM

9' 8" x 3' 11" (2.95m x 1.19m)

Double shower cubicle with Mira electric shower, pedestal wash hand basin and mixer tap with splashback, low flush wc, ceramic tiled floor.

BEDROOM (2)

14' 10" x 10' 11" (4.52m x 3.33m)

Plus built-in wardrobes.

Outside

Enclosed yard area, flagged patio, fencing surrounds.

Two private parking spaces.

Outside light. Outside tap.



Ensuite shower room



Bedroom two



Bathroom



Bedroom three

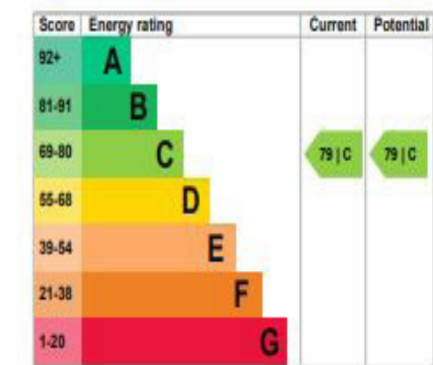
Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

TENURE

Long Leasehold

MANAGEMENT CHARGES

£250 Per Annum

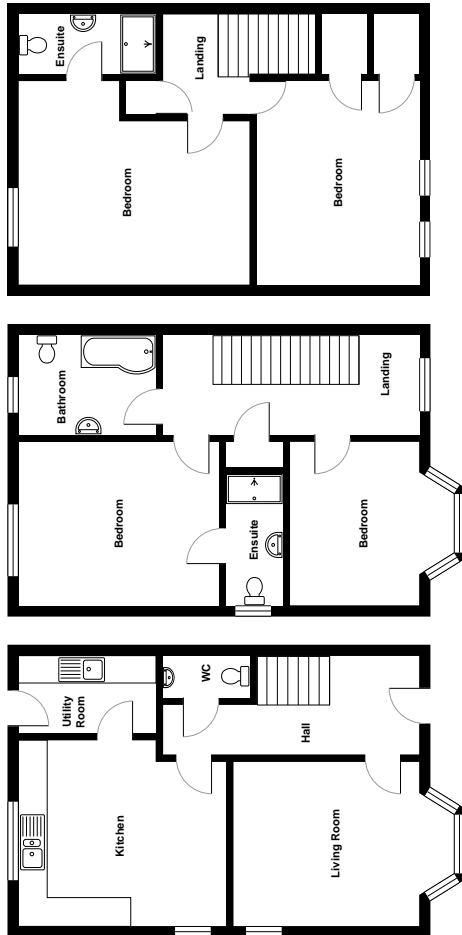
RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023/2024 is £2,170.27

Location

Travelling from the Campbell College roundabout towards Belmont Village on the Belmont Road, take your sixth right into Wandsworth Drive, pass Strathearn School, at the end of the road turn right onto Sydenham Avenue at the junction turn right onto Circular Road, first right into Strathearn lane No 10 is on your left.



Total Area: 150.1 m² ... 1616 ft²
 All measurements are approximate and for display purposes only



**Sales
 Lettings
 Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
 Hollywood, BT18 9AE
 T (028) 9042 1414
 F (028) 9042 1400

info@rogersandbrowne.co.uk
 rogersandbrowne.co.uk



Disclaimer
 These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.