

**RODGERS  
&  
BROWNE**

**SOLD**



112 Circular Road, Belmont  
Belfast BT4 2GF

*offers around £895,000*



### *The Agent's Perspective...*

"There are many reasons why Circular Road would be considered as one of East Belfast's most exclusive and sought after locations. Apart from its mature, sylvan setting, with its variety of 'grand' houses set off by large mature, private gardens, the location is ideal for commuting to Belfast City centre, City airport and is close to Strathearn School and Campbell College.

Believed to have been built in 1930s this property has an undoubted charm and has been the happy family home for the current owners for nearly sixty years.

Set off by private mature gardens c.0.6 acre and with a sunny aspect to the rear, there is great space for children to play and even the prospect of creating a tennis court.

Now it is time for the current owners to move on and for another family to enjoy the house. The property lends itself to extension (if required) and renovation to make this the ideal home for the next generation.

A truly rare opportunity to purchase in this much sought after location".

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Oak panelled reception hall and staircase



Drawing room



Original stained glass windows

### *The facts you need to know...*

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Charming, detached family home in one of East Belfast's most sought after and exclusive addresses

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Five bedrooms, three reception rooms

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Large mature site c 0.6 acre in with a sunny aspect to rear

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Potential for tennis court

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Easy commuting distance to Belfast City Centre and airport with excellent schools including Campbell College, Strathearn and Bloomfield College nearby

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Oil fired central heating

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Double garage and car port

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'Homely' 1930s interior radiating from oak panel reception hall

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Great renovation project with space to extend if required, making this a 'forever' home

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Close to CIYMS tennis, cricket and rugby club

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Extremely rare opportunity to purchase in this much admired location

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High standard of insulation to maximise comfort and minimise outlay

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Very convenient to Belfast, City Airport, Bangor, Holywood and Newtownards

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Fabulous mature rear garden with sunny aspect and possible space for tennis court



Kitchen and breakfast area



Dining room looking into rear garden



Morning room leading to Sun room and rear garden

## *The property comprises...*

### **GROUND FLOOR**

Covered open porch, quarry tiled floor. Bevelled glass front door.

**ENTRANCE HALL:** Oak panelled, plate rack, cornice ceiling.

Cloaks under stairs, stained leaded glass window.

**DRAWING ROOM:** 21' 6" x 13' 3" (6.55m x 4.04m) Tiled fireplace, oak wood strip floor. Glazed open shelves, looking into sunroom.

**MORNING ROOM** 13' 6" x 13' 3" (4.11m x 4.04m) View into rear garden. Glazed door to:

**SUNROOM** 13' 0" x 8' 3" (3.96m x 2.51m) Quarry tiled floor. Double glass doors to rear garden.

**DINING ROOM:** 17' 0" x 14' 9" (into bay window) (5.18m x 4.5m) Oak wood strip floor. Cornice ceiling.

**KITCHEN:** 14' 6" x 13' 0" (approximately) (4.42m x 3.96m) Extensive range of high and low level cupboards, laminate worktops, inset stainless steel sink unit with mixer tap, vinyl tiled floor, tiled and wood panelled walls, walk-in pantry, shelved.

**REAR HALLWAY:** Cloakroom wc. Door to rear garden. Store.

**UTILITY/BOILER ROOM** 9' 0" x 8' 0" (2.74m x 2.44m) Worcester oil fired central heating boiler. Access to double integral garage.

Oak panelled staircase to:



Large bedroom 1 overlooking rear garden.

## FIRST FLOOR

**BEDROOM (1): 16' 6" x 14' 9" (5.03m x 4.5m)** Bay window overlooking rear garden. Pedestal wash hand basin. Built-in wardrobe.

**BEDROOM (2): 17' 0" x 13' 3" (5.18m x 4.04m)** View into rear garden. Pedestal wash hand basin. Built-in wardrobe.

**BEDROOM (3): 13' 3" x 12' 6" (4.04m x 3.81m)** View into rear garden. Built-in wardrobe.

**BEDROOM (4): 10' 6" x 8' 9" (3.2m x 2.67m)** Overlooking front garden.

**BEDROOM (5): 13' 5" x 8' 3" (4.09m x 2.51m)** Overlooking front garden. Built-in wardrobe. (Possible second bathroom)

**BATHROOM: 7' 9" x 7' 0" (2.36m x 2.13m)** Comprising panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, fully tiled floor, heated towel radiator, separate low flush wc, fully tiled walls.

**LANDING:** Hotpress with copper cylinder and Willis water heater.

**ROOFSPACE:** Storage.

**INTEGRAL DOUBLE GARAGE: 17' 3" x 15' 0" (5.26m x 4.57m)** Up and over door. Light and power.

Car port. Oil tank.

Sweeping tarmac driveway and parking.

Beautiful extensive mature gardens laid in lawns, flowerbeds, shrubs, mature trees and hedges. Sunny aspect to rear and great privacy. Apple tree and former vegetable garden. Potential for tennis court.



Double bedroom 2



Double bedroom 3 with garden views



Bedroom 4 with garden views to front



Art Deco bathroom

## 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](http://rogersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	41 E	
21-38	F		
1-20	G		



From 23rd September 2022 property purchased up to £250,000 is 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.

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Please contact your own legal adviser with any queries.

### TENURE

Leasehold 10,000 years from 1935 at £25.00 pa.

### 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 TBC.

### VIEWING

By appointment with **RODGERS & BROWNE**.

## Location

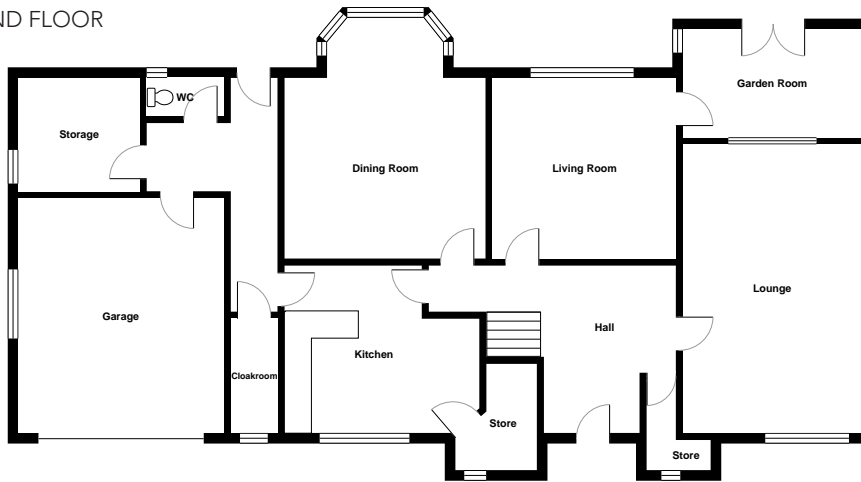
Coming up from Hollywood Road, the house is the first one on the right hand side.



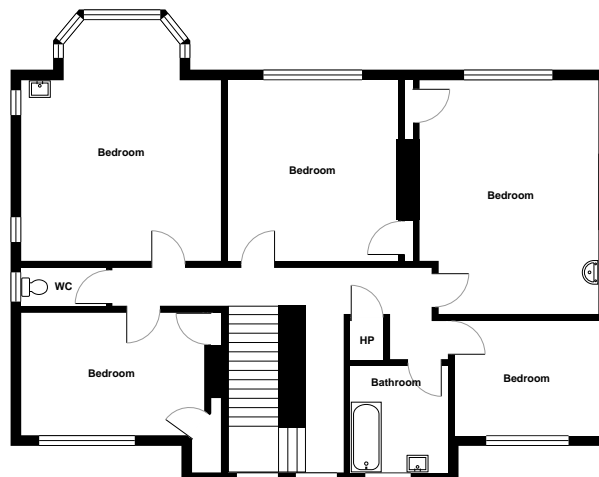
Large private rear garden

## Floor plan

### GROUND FLOOR



### FIRST FLOOR



Total Area: 276.1 m<sup>2</sup> ... 2972 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Sales  
Lettings  
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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#### 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.