

CIRCULAR ROAD

BELMONT, BT4

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Two bespoke detached
family residences



THE ELLIS

THE BRISBANE

SITUATED ON THE CIRCULAR ROAD, THESE EXCLUSIVE FIVE-BEDROOM, SPACIOUS DETACHED HOMES HAVE BEEN CAREFULLY PLANNED WITH YOU IN MIND

These impeccable new homes are perfectly suited to growing families wishing to lay down roots in a tight-knit local community. There is a broad selection of primary and secondary schools, recreational facilities and parks all within walking distance.

Whilst the interiors are designed with spacious and modern reception areas, the exteriors have been finished in traditional red brick, with garages and professionally landscaped gardens.

These homes are for those who value easy maintenance and practical living.

LOCATED JUST A SHORT DISTANCE FROM COSMOPOLITAN BALLYHACKAMORE AND THE CHARMING VILLAGE OF BELMONT

These luxury homes are located in one of the most desirable residential areas of Belfast.

Some of the best schools in the province are close by including: Strathearn, Ashfield, Campbell College, St Patricks and Bloomfield Collegiate. There are also primary and nursery schools within walking distance.

The Circular Road offers convenience and modern family living and is within easy reach of convenience stores, shops, bakeries, butchers, a cinema and a selection of cafés and restaurants, including General Merchants, Baker Street and Slims.

Yet the beauty of this location stretches further as there are a wealth of green open spaces nearby.

Whether it's taking a stroll through the tree-lined grounds of Stormont Estate, enjoying a picnic in Belmont Park, or enjoying the various sports facilities such as: CIYMS, Shandon Park Golf Club or the many municipal playing fields, these homes are ideally positioned to enjoy the great outdoors!

With just a short walk to Sydenham Train Station, and easy road access to Belfast City Centre and George Best Belfast City Airport, commuting is stress free.



Belmont Park



Strand Cinema | Hollywood Road



Pizza Express | Ballyhackamore



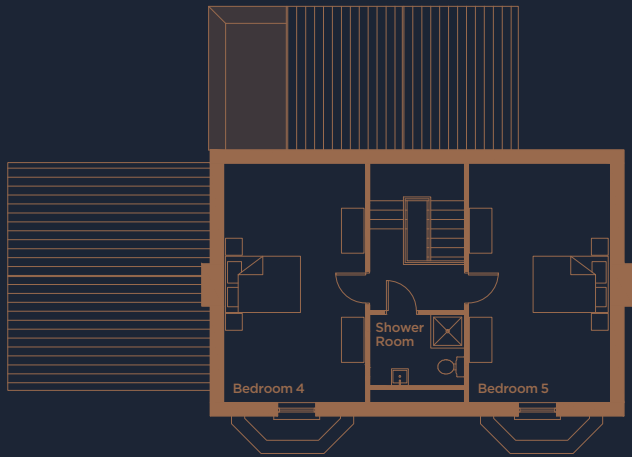
CS Lewis Square | Newtownards Road



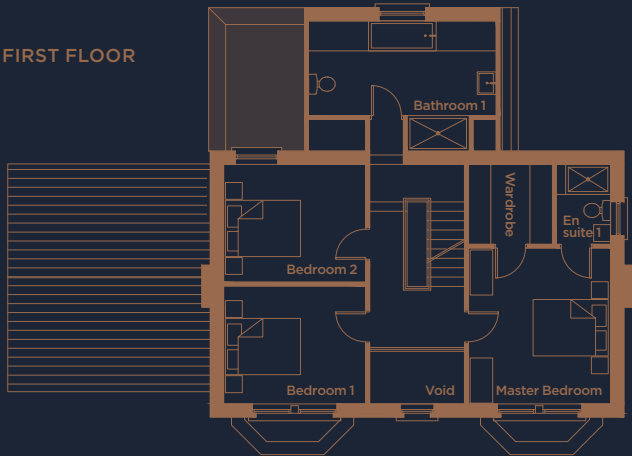
Bennet's | Belmont



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



THE ELLIS
48 CIRCULAR RD
BELFAST, BT4



**TRADITIONALLY
CONSTRUCTED
HOMES, CAREFULLY
DESIGNED FOR
MODERN FAMILY
LIVING**

| GROUND FLOOR | M | FT |
|---------------------|-----------|---------|
| Garage..... | 2.9 x 5.3 | 10 x 18 |
| Utility | 1.8 x 2.9 | 6 x 10 |
| Living Room | 3.6 x 5.9 | 12 x 20 |
| Kitchen Dining..... | 7.5 x 3.4 | 25 x 11 |
| Lounge | 3.6 x 7.3 | 12 x 25 |

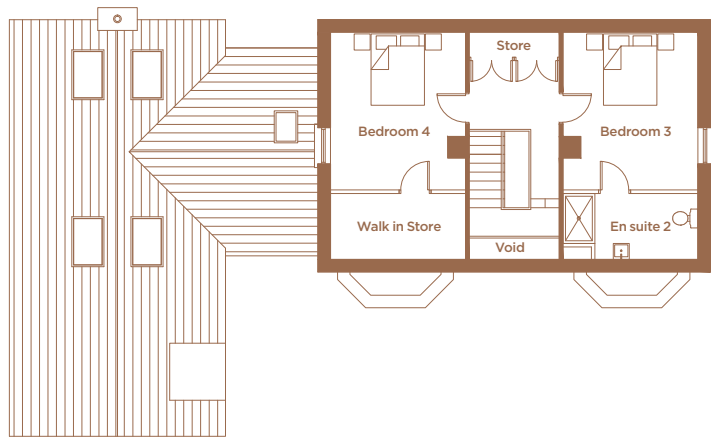
| 1ST FLOOR | M | FT |
|---------------------|-----------|---------|
| Bedroom 1..... | 3.7 x 3.1 | 12 x 10 |
| Bedroom 2 | 3.7 x 3.1 | 12 x 10 |
| Master Bedroom..... | 3.7 x 4.1 | 12 x 14 |
| Ensuite..... | 2.1 x 1.4 | 7 x 5 |
| dressing room..... | 2.2 x 2.1 | 7 x 7 |

| 2ND FLOOR | M | FT |
|------------------|-----------|---------|
| Bedroom 4 | 3.7 x 6.3 | 12 x 21 |
| Bedroom 5..... | 3.7 x 6.3 | 12 x 21 |
| shower room..... | 1.9 x 2.5 | 6 x 8 |

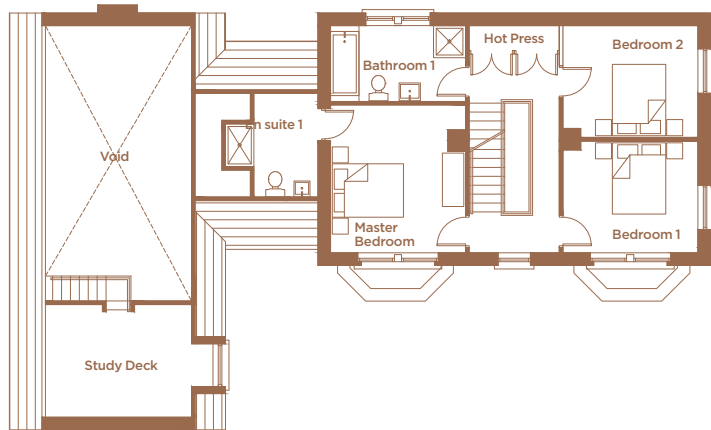
TOTAL.....254m2 2734 sq ft



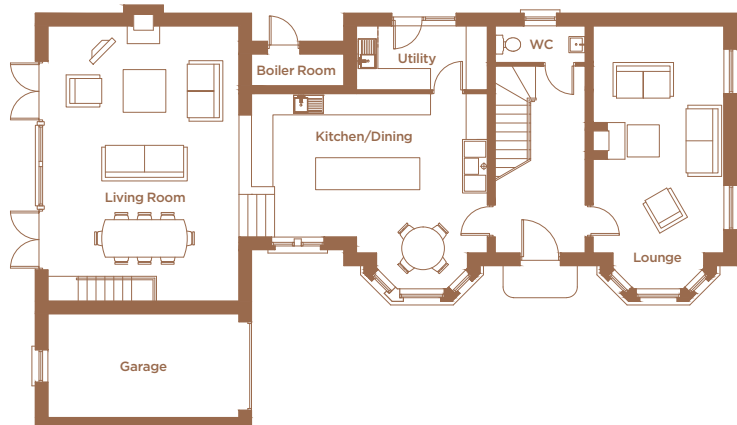
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



THE BRISBANE

48 CIRCULAR RD
BELFAST, BT4



DESIGNED FOR PRACTICAL FAMILY LIVING -WITH YOU IN MIND

| GROUND FLOOR | M | FT |
|---------------------|-----------|---------|
| Garage..... | 2.9 X 5.3 | 10 X 18 |
| Utility | 3.6 X 1.8 | 12 X 6 |
| Living Room | 5.3 X 7.7 | 18 X 26 |
| Kitchen Dining..... | 6.6 X 5.4 | 22 X 18 |
| Lounge..... | 3.6 X 7.3 | 12 X 25 |

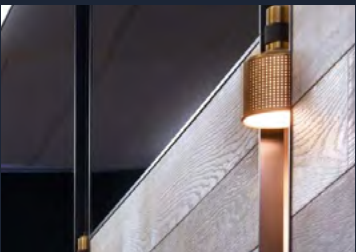
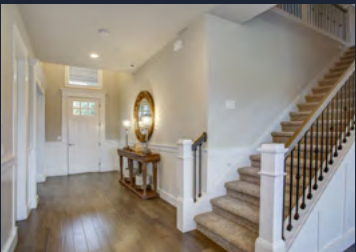
| 1ST FLOOR | M | FT |
|---------------------|-----------|---------|
| Study Deck..... | 4.1 X 3.1 | 14 X 10 |
| Bedroom 1..... | 3.7 X 3.1 | 12 X 10 |
| Bedroom 2..... | 3.7 X 3.1 | 12 X 10 |
| Master Bedroom..... | 3.7 X 4.1 | 12 X 14 |
| Ensuite..... | 2.1 X 3.7 | 7 X 12 |

| 2ND FLOOR | M | FT |
|-----------------|-----------|---------|
| Bedroom 4 | 3.7 X 4.4 | 12 X 15 |
| Bedroom 3..... | 3.7 X 4.4 | 12 X 15 |
| Ensuite..... | 1.8 X 3.7 | 6 X 12 |

TOTAL.....294m2 3164sq ft



SPECIFICATION



KITCHEN

- A high quality fully fitted bespoke Kitchen with choice of traditional or contemporary styles.
- Integrated branded appliances.
- Choice of Corian or Granite worktops and upstands.
- Under unit lighting.

UTILITY ROOM

- High Quality units with choice of door finishes, worktops and handles.
- Free standing washing machine and tumble dryer.

BATHROOM & ENSUITE

- Contemporary white sanitary ware with chrome fittings.
- Fully tiled shower enclosure and floor tiling.
- Selective wall tiling.

INTERNAL FINISHES

- Internal walls painted in one colour throughout with white ceilings.
- Traditional panel internal doors painted white with quality chrome ironmongery.
- Deep moulded skirtings and architraves.
- Tiled Hall, Kitchen and Living Room.
- Feature cornicing to entrance hall and lounge.
- PC Allowance towards fireplace and surrounds.
- Solid concrete floors on ground and first floors.

HEATING

- Underfloor heating to ground floor.
- High output radiators on upper floors.
- High efficiency gas boiler.
- Heated chrome towel rails to bathroom and ensuite.

ELECTRICAL

- Comprehensive range of electrical sockets and switches.
- Energy efficient downlighting to selected areas.
- Security alarm system.
- USB charging port to family room, kitchen and master bedroom.
- Mains supply smoke, heat and carbon monoxide detectors.

EXTERNAL FEATURES

- A combination of traditional hardwood sliding sash and quality PVC casement windows.
- Traditional brick finish.
- Natural slate roof.
- Gardens laid in lawn.
- Gravel drive.
- Flagged patio and paths.

WARRANTY

- A 10 Year Structural Warranty will be provided.

BEAUTIFUL
HOMES, IN AN
UNBEATABLE
LOCATION



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