



26 Mountainview Park, Belfast, BT14 7GT

Offers Over £189,950

- Meticulously presented semi detached villa in highly popular and convenient location
- Lounge
- Kitchen
- Double glazing in uPVC frames/ Oil fired central heating
- Driveway to front and side/Enclosed garden to rear
- 3 Bedrooms
- Dining Room
- Shower Room
- Detached garage
- Located close to excellent schools, shops and public transport facilities

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Occupying a highly sought after and convenient position, this meticulously presented semi detached villa offers spacious and versatile accommodation, making it an ideal home for a variety of buyers. The property comprises three well proportioned bedrooms, a welcoming lounge, separate dining room, kitchen and shower room. The home further benefits from double glazing within uPVC frames and oil fired central heating. Externally, there is a driveway to the front providing off street parking, along with a detached garage offering excellent storage and practical space. To the rear lies an enclosed garden, providing a pleasant and private outdoor area. Ideally located, the property is close to a wide range of everyday amenities, including excellent local schools, shops and public transport facilities. With its attractive presentation, generous accommodation and convenient setting, this appealing property is sure to attract considerable interest.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Laminate wood flooring, understairs storage, uPVC front door

Lounge

14'11 x 9'10

Laminate wood flooring, French doors to rear

Kitchen

11'9 x 7'1

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, cooker point, extractor hood, laminate wood flooring, understairs storage, plumbed for washing machine, wall tiling, single glazed wooden door to rear

Dining Room

10'10 x 9'10

First Floor

landing

Access to roofspace, hot press with insulated copper cylinder

Bedroom (1)

11'2 x 9'11

Bedroom (2)

11'3 x 9'11

Laminate wood flooring

Bedroom (3)

7'8 x 7'3

Built in storage

Shower Room

Shower unit with electric shower, glazed shower screen, wall tiling, vanity sink unit with mixer tap, low flush W/C, ceramic tiled flooring, chrome heated towel rail, panelled ceiling, downlighters

Outside

Front: Plants and shrubs, paved driveway

Side: Paved driveway

Rear: In paving, hedges, plants and shrubs, uPVC oil storage tank, boiler house with oil fired boiler, outside light and tap, storage shed

Detached Garage

19'5 x 9'11

Up and over door

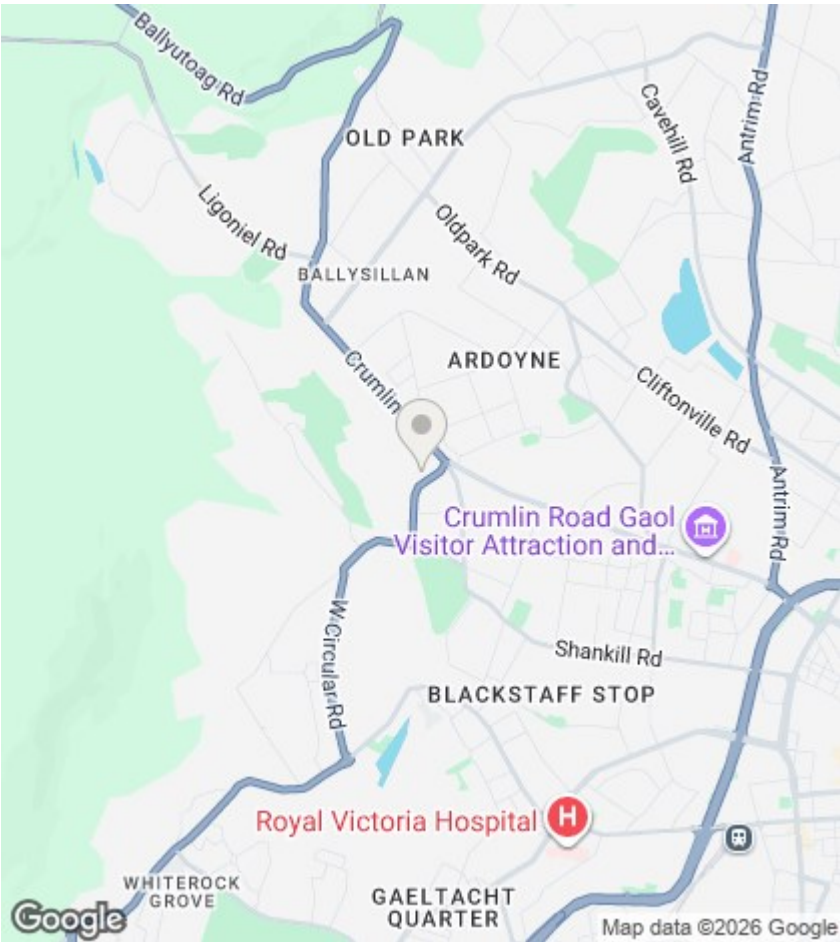
Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC