



71 Joanmount Gardens

Belfast, BT14 6NY

Offers in excess of

£115,000



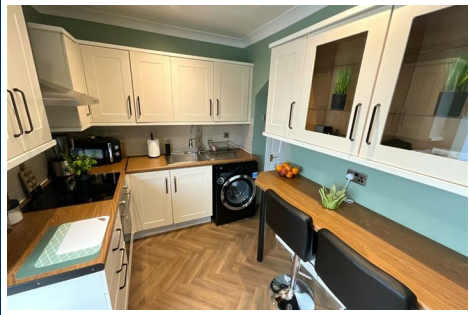
Energy Efficiency Rating	Environmental Impact (CO2) Rating



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An exceptionally well presented and extended semi-detached villa in an area of high demand which is sure to appeal to first-time buyers, smaller families and investors in particular.

Tastefully modernised throughout this spectacular dwelling comprises entrance hall, spacious reception with bay window, modern fitted kitchen with conservatory area, classic white bathroom suite and two bedrooms. Outside there a paved driveway and a private enclosed rear garden.

The property further benefits from oil fired central heating, full uPVC double glazing and a multi-purpose workshop at the end of the garden.

Joanmount Gardens is conveniently located close to many leading shops and amenities including Ballysillan Dental Practice, Ballysillan Leisure Centre, Iceland and both the Boys and Girls Model. It also shares excellent bus links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Hallway

PVC front door with glass inset, vinyl flooring, stairs leading to first floor

Living Room 13'10" x 13'3" (4.23m x 4.05m)

Spacious reception with bay window, attractive fireplace and surround with electric fire inset, hardwood flooring, enclosed electricity meter, double panelled radiator

Kitchen 10'6" x 12'11" (3.21m x 3.96m)

Modern fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, breakfast bar area, stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor hood, plumbed for a washing machine, under stair storage, vinyl flooring, leading to:

Conservatory 9'4" x 7'11" (2.86m x 2.42m)

Double patio doors leading to rear garden, double panelled radiator, vinyl flooring

First Floor

Landing

Access to floored roof space with window, double panelled radiator

Bathroom

Luxury three piece bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, PVC cladded walls, recessed lighting

Front Bedroom 9'1" x 13'1" (2.79m x 3.99m)

Enclosed storage cupboard, panelled radiator

Rear Bedroom 10'5" x 6'11" (3.19m x 2.13m)

Panelled radiator

Outside

Front

Brick privacy wall with metal entrance gates, paved driveway, mature lawn

Rear

Mature garden laid out in lawn with stoned boarder, privacy hedging and fencing, paved patio area, water tap, exterior lighting, enclosed oil boiler, PVC oil tank

Multi-Purpose Workshop 10'9" x 7'1" (3.30m x 2.18m)

Light and power



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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