



## 44 Mountainview Gardens, Belfast, BT14 7GW

Offers Over £189,950

- Red brick semi detached villa in highly popular residential location
- Lounge with laminate wood flooring
- Casual living/ dining area with French doors to rear
- Modern first floor bathroom
- Gas fired central heating
- 3 Bedrooms
- Shaker style fitted kitchen open plan to:
- Ground floor W/C
- Double glazing in uPVC frames
- Enclosed garden to rear in lawn and paving

# 44 Mountainview Gardens, Belfast BT14 7GW

A beautifully presented red brick semi-detached villa, set within a highly popular and convenient location. The property is finished to an excellent standard throughout and offers ready-to-move-into accommodation. Internally, the home features a contemporary fitted kitchen open plan to a bright casual dining area, ideal for modern living. There are three well-proportioned bedrooms and a stylish modern family bathroom. With the highest level of presentation evident throughout, this impressive home will appeal to a wide range of buyers. Early viewing is strongly advised.



Council Tax Band:



## **GROUND FLOOR**

### **ENTRANCE HALL**

uPVC front door, laminate wood flooring

### **CLOAKS**

Low flush W/C, vanity unit sink, laminate wood flooring, understairs storage, downlighters

### **LOUNGE**

11'2" x 10'11"

Hole in wall style fireplace, floating sleeper, laminate wood flooring

### **KITCHEN OPEN PLAN TO:**

12'0" x 7'2"

Range of high and low level shaker style units, wood effect worksurfaces, built in stainless steel oven and hob unit, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, extractor fan, downlighters, Velux window, plumbed for dishwasher, through to:

### **DINING/ FAMILY AREA**

11'5" x 10'0"

Laminate wood flooring, double glazed french doors to rear

## **FIRST FLOOR**

### **LANDING**

Access to roofspace, shelved linen cupboard

### **BEDROOM (1)**

11'7" x 9'10"

Including range of built in robes, laminate wood flooring

### **BEDROOM (2)**

10'11" x 9'10"

### **BEDROOM (3)**

7'8" x 7'7"

Built in robe with Worcester gas fired boiler

### **BATHROOM**

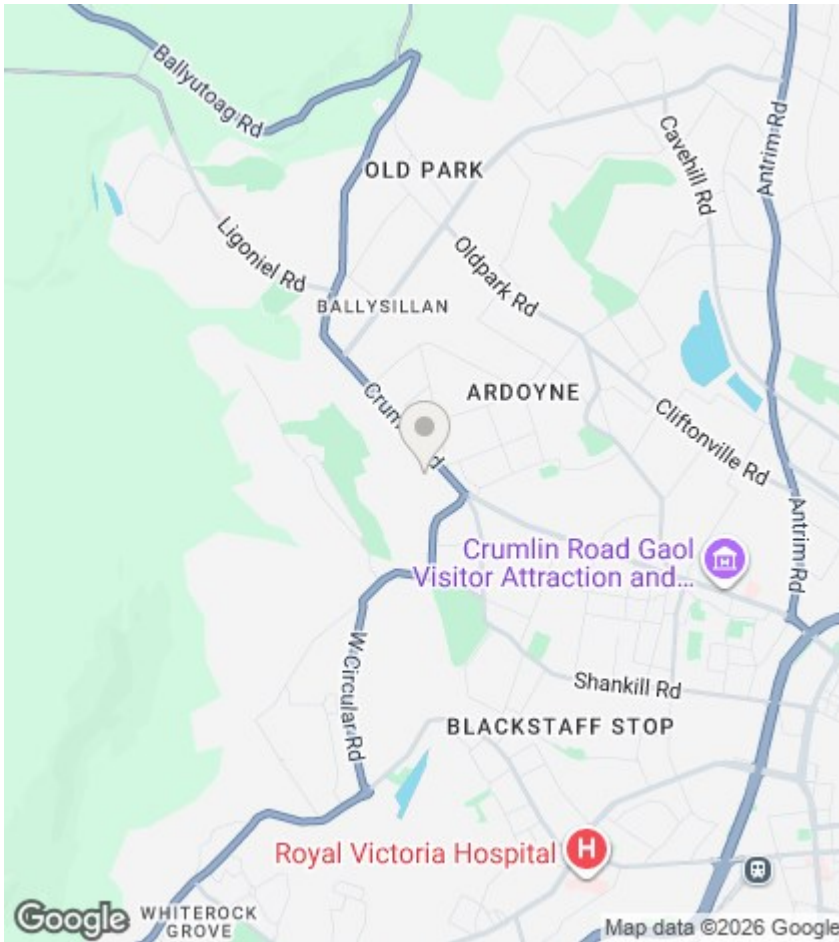
White suite comprising panelled bath, glazed shower screen, thermostatic controlled shower, low flush W/C, vanity unit sink, PVC panelled walls and ceiling, downlighters, chrome heated towel rail

### **OUTSIDE**

Paved to front

Enclosed paved garden to rear, area in lawn, sleepers, uPVC fascia and rainwater goods, store

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.



## Directions

## Viewings

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

## EPC Rating:

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