



166 Joanmount Gardens , Belfast, BT14 6NZ

Offers Over £119,950

Triple Extended Semi Detached Villa In Highly Regarded Location.

Holding a prime position within this highly regarded and sought after location this triple extended semi detached villa offers perfect family accommodation. The modern interior comprises 3 bedrooms, 2 reception rooms, extended fitted kitchen and white bathroom suite. The dwelling further offers upvc double glazed windows, gas fired central heating, Pvc fascia and eaves, extensive use of wood laminate floor coverings, bay extension and has been maintained to a good standard over the years. Low outgoings and a most convenient location with excellent shopping, leading schools and public transport all within walking distance, combine with a south facing rear garden to make this a home not to be missed.

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

166 Joanmount Gardens

, Belfast, BT14 6NZ



- Triple Extended Semi Detached Villa
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- South Facing Rear Garden
- 3 Bedrooms 2 Reception Rooms
- Bathroom In White Suite
- Pvc Fascia And Eaves
- Extended Lounge Into Bay
- Gas Central Heating
- Convenient Location

Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

Lounge into Bay

12'5" x 12'4" (3.81 x 3.76)

Attractive fireplace, panelled radiator, wood laminate floor, wall light points.

Dining Room

12'11" x 9'8" (3.96 x 2.95)

Panelled radiator, wood laminate floor, dividing doors.

Extended Kitchen

12'2" x 9'8" (3.71 x 2.97)

Bowl and a half single drainer white sink unit, extensive range of high and low level units, formica

worktops, cooker space, integrated extractor fan, under fridge and freezer space, plumbed for washing machine, integrated dishwasher, peninsular unit, breakfast bar, glass display units double panelled radiator, partly tiled walls, Upvc double glazed rear door.

First Floor

Landing, panelled radiator.

Bedroom

12'11" x 8'7" (3.96 x 2.62)

Panelled radiator, wood laminate floor.

Bedroom

9'6" x 6'9" (2.90 x 2.06)

Wall mounted gas boiler, access to roof space.

Bedroom

9'1" x 6'2" (2.79 x 1.88)

Panelled radiator, wood laminate floor.

Bathroom

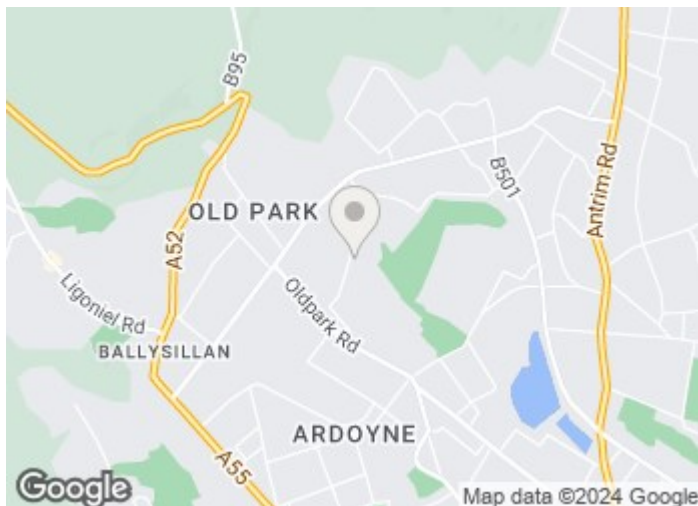
White suite with chrome fittings comprising panelled bath, shower screen, electric shower, pedestal wash hand basin, low flush wc, chrome radiator, fully tiled walls, ceramic tiled floor.

Roof Space

Floored and sheeted.

Outside

Gardens front and rear in lawn, shrubs and flower beds, south facing rear with decked area.

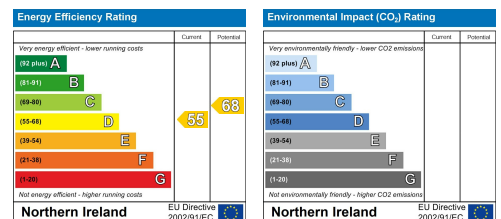


Directions



Floor Plan

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