

4 Marmount Gardens, , Belfast, BT14 6NW

Offers Over £169,950

Impressive Extended Red Brick Semi Detached Villa Holding A Superb Corner Site In This Most Popular Location.

Holding a prime corner position in this most popular Oldpark Road cul-de-sac location, this impressive extended red brick semi detached villa will have immediate appeal. The spacious interior comprises 3 bedrooms, 3 reception rooms with lounge into bay, living room, conservatory with pvc double doors to rear, modern fitted kitchen and deluxe 4 piece bathroom suite. The dwelling further offers oil fired central heating, pvc double glazed windows, pvc fascia and eaves, new rainwater goods, beam vacuum system, new carpets and has been superbly maintained and recently re-decorated. Externally the property offers ample driveway parking and extensive private mature gardens for the family to enjoy. This is a superb opportunity for the family buyer - Early Viewing is recommended.

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		46	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

4 Marmount Gardens, Belfast, BT14 6NW



- Impressive Extended Red Brick Semi Detached Villa
- Modern Fitted Kitchen
- Oil Fired Central Heating, Beam Vacuum System
- Extensive Hard Landscaped Gardens
- Superb Corner Site In This Most Popular Location
- Deluxe 4 Piece Bathroom Suite
- Pvc Fascia, Eaves, New Rainwater Goods
- 3 Bedrooms, 3 Reception Rooms
- Upvc Double Glazed Windows & Doors
- Ample Driveway Parking

Entrance Hall

Pvc double glazed entrance door, picture rail, built-in storage, ceramic tiled floor, panelled radiator.

Lounge

13'2" x 11'10" into bay (4.02 x 3.61 into bay) Picture rail, double panelled radiator.

Living Room

11'2" x 10'6" (3.42 x 3.21) Picture rail, double panelled radiator.

Kitchen

13'8" x 8'10" at widest (4.17 x 2.71 at widest) Bowl and a half stainless steel sink unit, extensive range of high and low level units, wood block effect formica worktops, ceramic hob, steel under oven, integrated extractor fan, fridge freezer space, plumbed for washing machine, partially tiled walls, ceramic tiled floor, pvc rear door.

Conservatory

11'1" x 7'9" at widest (3.40 x 2.37 at widest) Wood laminate floor, double panelled radiator, pvc double doors to rear.

First Floor

Landing.

Bathroom

Deluxe fully tiled 4 piece bathroom suite comprising jacuzzi style bath with telephone handset shower, shower cubicle, thermostatically controlled drench shower, vanity unit, low flush wc, pvc panelled walls, extractor fan, wood strip floor.

Bedroom

11'4" x 11'0" (3.47 x 3.36) Picture rail, built-in robes, panelled radiator.

Bedroom

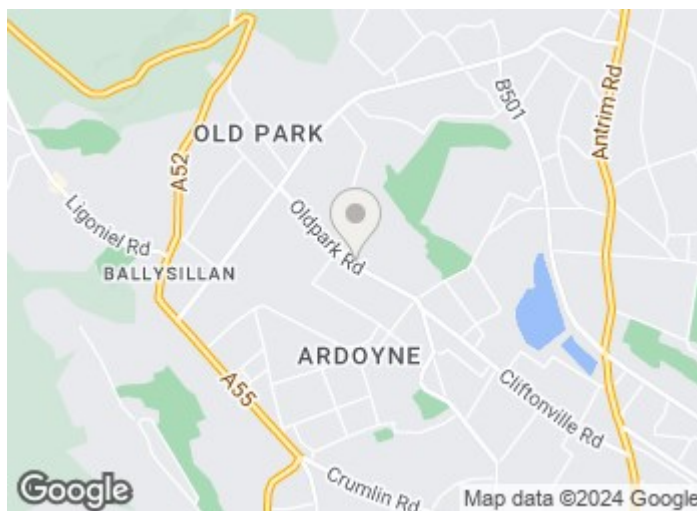
7'10" x 6'2" (2.41 x 1.89) Access to roofspace, panelled radiator.

Bedroom

11'1" x 10'9" (3.40 x 3.30) Built-in robes, panelled radiator.

Outside

Ample driveway parking. Hard landscaped gardens front side and rear with concrete pavers, vertical panel fencing, boiler house, pvc oil tank,

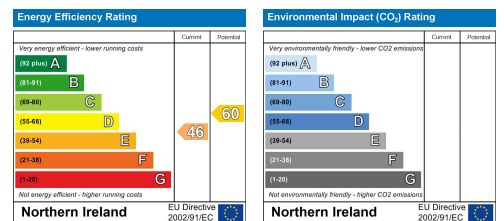


Directions



Floor Plan

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