



105 Joanmount Gardens , Belfast, BT14 6NY

Offers Around £119,950

Immaculate Extended and Refurbished Semi Detached Villa With Superb Landscaped Gardens.

Holding a prime position affording superb views over the City this extended refurbished semi detached villa will have immediate appeal. The richly appointed interior comprises 2 bedrooms, 2 reception rooms with extended bay, newly fitted luxury kitchen with dining area, sun room and newly installed deluxe white bathroom suite. The dwelling further offers gas central heating heating, uPvc double glazed windows, extensive use of quality wood laminate and ceramic floor coverings, pvc double glazed exterior doors and has been presented to the highest standard. Off street car parking and superb landscaped gardens with patio and raised decked area combines with low outgoings and the most convenient location to make this the perfect family home - Early Viewing is highly 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 | (21-38) | | |
| F | (11-20) | | |
| G | Not energy efficient - higher running costs | | |
| | | 69 | 72 |
| Northern Ireland | | EU Directive 2002/91/EC | |

105 Joanmount Gardens

, Belfast, BT14 6NY



- Immaculate Extended and Refurbished Semi Detached Villa
- Sun Room
- uPvc Double Glazed Windows
- Most Convenient Location
- 2 Bedrooms, Extended Lounge
- Recently Installed Deluxe Bathroom
- Off Street Car Parking
- Recently Fitted Luxury Fitted Kitchen
- Gas Central Heating
- Stunning Garden and Views

Entrance Hall

UPvc double glazed entrance door, ceramic tiled floor.

Lounge

13'5" x 13'3" into bay (4.09 x 4.05 into bay)
Wood laminate floor, panelled radiator.

Kitchen

13'0" x 7'4" (3.95 x 2.23)
Single drainer stainless steel sink unit, extensive range of high and low level units, marble effect formica worktops, ceramic hob, raised oven, stainless steel canopy extractor fan, steel splash back, plumbed for washing machine, fridge/freezer space, ceramic tiled

floor, breakfast bar, under unit lighting, double panelled radiator, partially panelled walls.

Sun Room

8'7" x 13'3" (2.61 x 4.04)
Double panelled radiator, wood laminate floor, recessed lighting, uPvc double glazed patio doors.

First Floor

Landing, panelled radiator.

Bedroom

13'7" x 9'2" (4.13 x 2.80)
Double panelled radiator, wood laminate floor.

Bedroom

10'8" x 7'3" (3.24 x 2.21)
Panelled radiator, wood laminate floor.

Bathroom

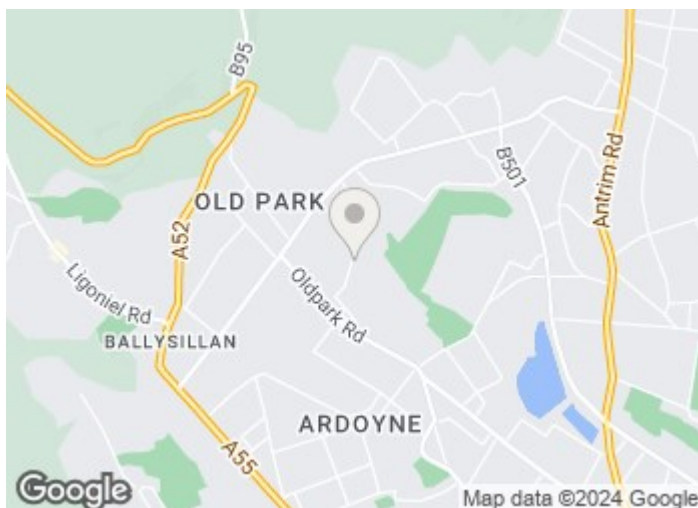
Fully tiled deluxe white suite comprising panelled bath, thermostatically controlled drench style shower, pedestal wash hand basin, vanity unit, fully tiled walls, chrome radiator, ceramic tiled floor, pvc ceiling.

Roof Space

Gas boiler, floored, natural light.

Outside

Front garden in paved driveway with ample off street car parking, rear in patio and lawn, rased decking, vertical panel fencing, garden shed, plumbed for tumble dryer, outside tap.

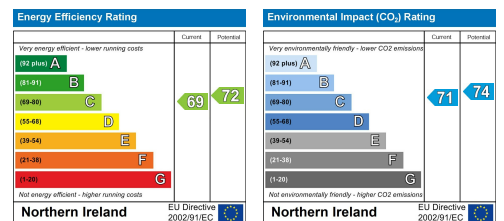


Directions



Floor Plan

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