



32 Mount Vernon Park , Belfast, BT15 4BG

Offers Around £99,950

Attractive Modernised Semi Detached Villa With Superb Gardens Close to the City.

An excellent opportunity to purchase a modernised semi detached villa holding a superb site in this most popular and convenient location. The bright and spacious interior comprises 2 bedrooms, lounge, fitted kitchen with dining and fully tiled bathroom in white suite. The dwelling further offers Upvc double glazed windows and doors, pvc fascia, eaves, new rainwater goods, oil fired central heating, excellent storage and has been well maintained and improved but still offers the opportunity for buyers to put their own cosmetic stamp on this attractive first time/family home. Extensive private rear gardens with delightful aspect and a most convenient location with excellent shopping, public transport and the City with its New University close by makes immediate viewing a must.

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	52	67
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

32 Mount Vernon Park

, Belfast, BT15 4BG



- Attractive Semi Detached Villa With Superb Gardens
- Modern White Bathroom Suite
- Oil Fired Central Heating
- Close To The City
- 2 Bedrooms, Lounge
- Upvc Double Glazed Windows And Doors
- Superb Private Rear Gardens
- Fitted Kitchen With Dining
- Pvc Fascia, Eaves, New Rainwater Goods
- Most Convenient Location

Entrance Hall

Pvc double glazed entrance door, wood laminate floor, panelled radiator.

Kitchen

11'2" x 8'7" (3.42 x 2.62)

Bowl and a half stainless steel sink unit, range of high and low level units, free standing cooker, integrated extractor fan, plumbed for washing machine, fridge space, partly tiled walls, double panelled radiator, built-in storage, Lvf flooring.

Lounge

13'9" x 9'8" (4.21 x 2.95)

Wood laminate floor, fireplace with tiled inset.

Rear Lobby

Built-in storage, pvc door to rear.

First Floor

Landing, built-in storage.

Bathroom

Fully tiled modern white suite comprising panelled bath, telephone handset shower, electric shower, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

Bedroom

10'4" x 9'7" (3.15 x 2.94)

Wood laminate floor, panelled radiator.

Bedroom

14'1" x 10'10" (4.30 x 3.31)

Panelled radiator, built-in storage.

Outside

Extensive gardens front and private rear in lawn, mature hedging, pvc oil tank, vertical panel fencing, outside tap and light.



Directions



Floor Plan

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