



HMK Property
8 Grand Parade
Belfast

Tel: 02890397712

Web: www.hmkpropertytv.com



44 Joanmount Gardens

Old Park, Belfast, BT14 6NX

Asking price £109,950



HMK Property is delighted to present this ideal investment opportunity to the sales market. Centrally located to Belfast city centre and a host of local primary and secondary schools on it's doorstep. No. 44 Joanmount Gardens comprises of an entrance hallway, bright living room with bay window, a well appointed kitchen/dining area with a large storage cupboard and modern downstairs bathroom. On the first floor there are two double bedrooms, and a second storage cupboard. Outside the property there is a sunny low maintenance private patio area and large enclosed garden. The property is double glazed throughout and benefits from gas central heating. Joanmount Gardens will appeal to landlords looking to expand their portfolio with a tenant in situ, generating a rental yield of 7.6%. To arrange a viewing please contact HMK Property on 02890397712



GROUND FLOOR

A small entrance hall leading to

LOUNGE

A bright living room with large bay window

KITCHEN

A good size kitchen dining area with 'L-shaped' kitchen and built in storage cupboard and separate dining space.

BATHROOM

A downstairs family bathroom, with white panelled bath, shower over, low flush w/c and ceramic sink

FIRST FLOOR

Carpeted landing leading to

MAIN BEDROOM

A large double bedroom with carpet, recess spotlights, and dual aspect PVC double glazed windows

BEDROOM TWO

A large second bedroom with large bay window overlooking the front of the property. Carpet, recess spotlights and currently housing combi-gas boiler.

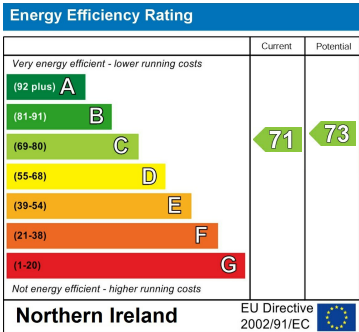
OUTSIDE

A large enclosed rear garden with patio area and lawn. There is ample on street parking in the area

Area Map



Energy Efficiency Graph



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