

## 114 Joanmount Park , Belfast, BT14 6PG

**Offers Over £114,950**

A Splendid Period Semi Detached Villa Situated Within This Most Popular Location With Conservatory

Holding a prime position within this most sought after residential location this modernised semi detached villa will have immediate appeal. The spacious interior comprises 2 bedrooms, lounge, luxury fitted kitchen, incorporating built-under oven and hob with dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, pvc fascia and eaves, feature conservatory, replacement rainwater goods, built-in mirrored side robes, replacement interior doors and has been completely redecorated in recent times.

Gardens front in hard landscaping and south facing rear with feature decking and privacy fencing combines with the most convenient location to make this a home perfect for the first time buyer or young married couple.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 114 Joanmount Park

, Belfast, BT14 6PG



- Semi Detached Villa
- Kitchen With Dining Area
- Gas Fired Central Heating
- 2 Bedrooms
- Conservatory
- Pvc Fascia & Eaves
- Through Lounge
- Modern White Bathroom Suite

## Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

## Lounge

12'9" x 8'7" (3.89 x 2.64)

Wood laminate floor, panelled radiator.

## Kitchen

12'7" x 6'11" (3.86 x 2.13)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, stainless steel extractor fan, fridge/freezer space, panelled radiator, wood laminate floor, feature radiator, upvc double glazed rear door.

## Dining Area

Upvc double doors to conservatory

## Conservatory

8'7" 9'4" (2.64 2.87)

Upvc double glazed doors to feature decked area.

## First Floor

Landing

## Bedroom

10'9" x 5'8" (3.30 x 1.73)

Full range of built-in mirrored slider robes, wood laminate floor, panelled radiator.

## Bedroom

10'0" x 7'4" (3.05 x 2.24)

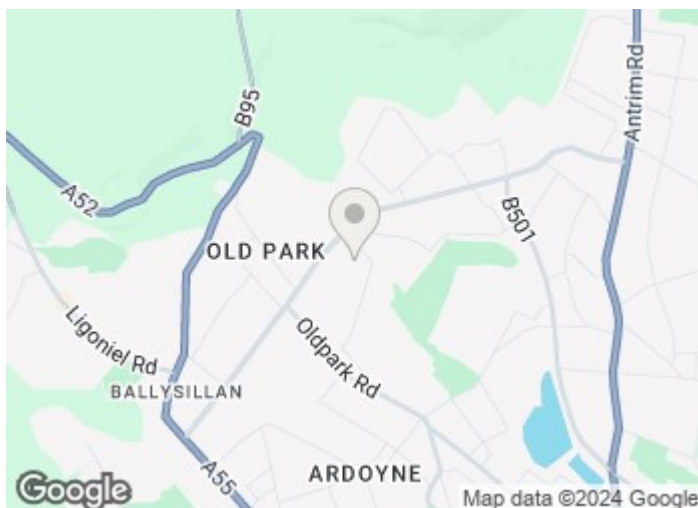
Wood laminate floor, panelled radiator.

## Bathroom

Modern white suite comprising walk-in shower cubicle, electric shower unit, telephone hand shower, drench shower, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

## Outside

Hard landscaped front garden in brick paving, side path, south facing rear garden with feature decked areas, boiler house gas boiler.



## Directions



# Floor Plan

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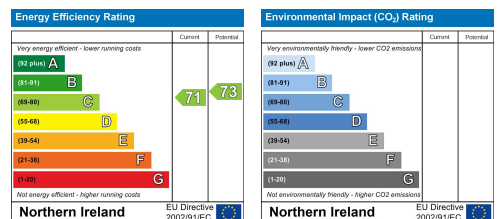
Ground Floor

First Floor

Total Area: 50.6 m<sup>2</sup> ... 544 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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