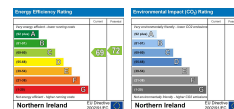




103 Joanmount Park  
Belfast, BT14 6PG

Offers in excess of  
£99,950



# 103 Joanmount Park

, Belfast, BT14 6PG

Offers in excess of £99,950



A superbly presented semi-detached villa in a highly sought after residential location which is sure to appeal to first-time buyers and investors alike.

Internally the dwelling comprises of entrance hall, bright reception, modern fitted kitchen with dining space, classic white bathroom suite and two bedrooms. Outside there are exceptional landscaped gardens to the front and rear.

The property further benefits from gas fired central heating and uPVC double glazing throughout.

Joanmount Park is conveniently located close to many leading shops and amenities including Ballysillan Dental Practice, Ballysillan Leisure Centre, Iceland and both the Boys and Girls Model. It also shares excellent bus links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

PVC front door with smoked glass inset, stairs leading to first floor

### Living Room 9'1" x 13'4" (2.78m x 4.08m)

Under stair storage, wood laminate flooring, double panelled radiator, enclosed electricity meter

### Kitchen 7'5" x 13'2" (2.28m x 4.02m)

Modern fitted kitchen with both high and low level units and contrasting worktops, stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor hood, plumbed for a washing machine, vinyl flooring, recessed lighting, enclosed gas boiler, double panelled radiator, dining area, access to rear garden

## First Floor

### Landing

Access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, tiled splash backs, extractor fan, double panelled radiator

### Front Bedroom 9'1" x 13'5" (2.77m x 4.09m)

Panelled radiator

### Rear Bedroom 10'8" x 7'9" (3.27m x 2.37m)

Panelled radiator

## Outside

### Front

Privacy hedging with wooden entrance gate, stoned garden

### Rear

Landscaped garden laid out in lawn with stoned patio area, privacy hedging





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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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