



90 Joanmount Gardens , Belfast, BT14 6NY

Offers Around £97,000

Extended Semi Detached Villa Holding a Prime Site Within This Most Popular Location.

Holding a prime position within this highly regarded location, much admired by the investor and first time buyer alike. The interior comprises 2 bedrooms, lounge into bay, fitted kitchen incorporating built-in oven and hob and modern white bathroom suite. The dwelling further offers upvc double glazed windows, oil fired central heating and replacement rainwater goods. Convenient to the Oldpark and Ballysillan Roads with Belfast a short distance away immediate internal inspection 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			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

90 Joanmount Gardens

, Belfast, BT14 6NY



- Extended Period Semi Detached Villa
- Extended Fitted Kitchen
- Oil Fired Central Heating
- 2 Bedrooms
- Modern White Bathroom Suite
- Most Convenient Location
- 2 Reception Rooms
- Upvc Double Glazed Windows

Entrance Hall

Lounge Into Bay

14'1" x 13'5" (4.30 x 4.11)

Fireplace with tiled inset, electric fire, double panelled radiator x2

Dining Area

13'4" x 7'4" (4.07 x 2.24)

Under stairs storage, hot-press, double panelled radiator.

Kitchen

13'1" x 9'3" (3.99 x 2.83)

Single drainer stainless steel sink unit, range of high and low

level unit, formica worktops, build-in double oven, ceramic hob, extractor fan, fridge/freezer space, plumbed for washing machine, tumble dryer space, wood laminate floor, panelled radiator, uPvc door to rear.

First Floor

Landing, panelled radiator, access to roofspace.

Bedroom

9'4" x 13'6" (2.85 x 4.12)

Double panelled radiator.

Bedroom

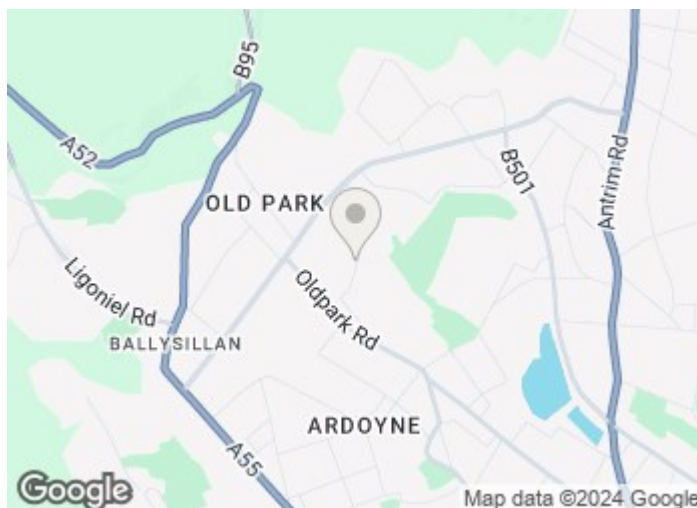
11'2" x 7'10" (at widest) (3.42 x 2.40 (at widest))

Panelled radiator.

Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand set shower, pedestal wash hand basin, low flush wc, chrome radiator, fully tiled walls, pvc ceiling.

Outside



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

FORETSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark