



179 Joanmount Gardens , Belfast, BT14 6NZ

**Offers In The Region Of
£114,950**

Magnificent Semi Detached Villa Holding A Superb Site With Panoramic Views Over Belfast.

An exceptional semi detached villa holding a prime position with superb views over Belfast City situated within this ever popular location. The richly appointed interior comprises 2 bedrooms, lounge, newly fitted modern kitchen incorporating built-in under oven and ceramic hob with dining area and contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows, new damp proof course, extensive use of wood laminate flooring, gas fired central heating and is presented to the highest standard. Substantial rear garden with off street carparking to the front and a most convenient location combines with a turn key finish to make this the perfect starter home - Early Viewing 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 | | | |
| | | 39 | 62 |
| EU Directive 2002/91/EC | | | |

179 Joanmount Gardens

, Belfast, BT14 6NZ



- Magnificent Semi Detached Villa
- Contemporary White Bathroom Suite
- Superb Rear Garden
- Highest Presentation
- 2 Bedrooms, Lounge
- Upvc Double Glazed Windows
- Turn Key Finish
- New Luxury Fitted Kitchen
- Gas Fired Central Heating
- Off Street Carparking

Entrance Hall

Solid entrance door, wood laminate floor.

Lounge

13'6" x 9'5" (4.12 x 2.88)

Attractive tiled fireplace, wood laminate floor, panelled radiator.

Kitchen

13'3" x 10'7" (4.04 x 3.24)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, plumbed for washing machine, fridge/freezer

housing, wood laminate floor, pvc ceiling, upvc double glazed rear door.

Dining Area

Panelled radiator.

First Floor

Landing, access to roofspace.

Bedroom

13'6" x 9'3" (4.13 x 2.83)

Storage cupboard concealed wall mounted gas boiler, double panelled radiator.

Bedroom

8'2" x 7'10" (2.50 x 2.41)

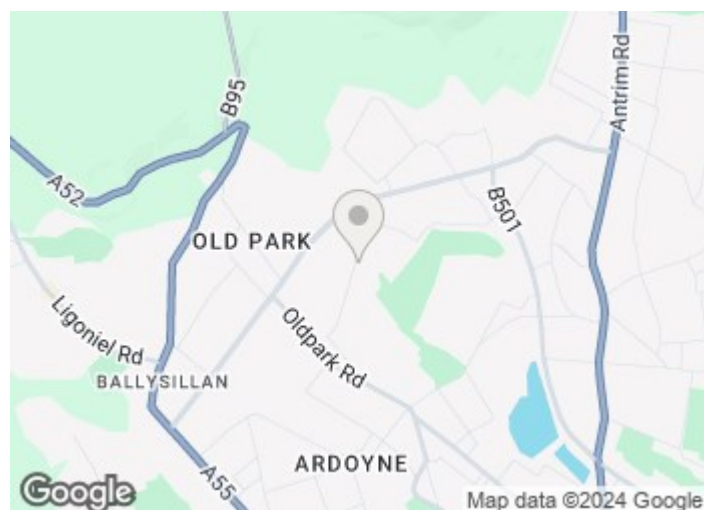
Built-in wardrobe, double panelled radiator,.

Bathroom

Contemporary white suite comprising, panelled bath, shower screen, drench style shower, vanity unit, low flush wc, feature chrome radiator, pvc panelled walls, pvc ceiling, Lvf flooring.

Outside

Carparking bay driveway via access gates. extensive rear garden in raised patio and lawn with mature hedging, vertical privacy panel fencing, outside light and tap.

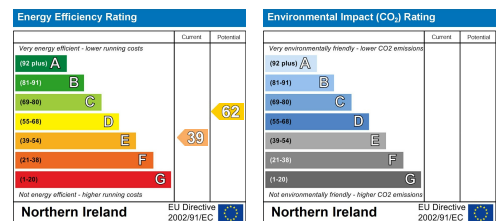


Directions



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