



58 Marmount Gardens , Belfast, BT14 6NW

**Offers In The Region Of
£179,950**

Handsome Beautifully Appointed Extended Period Semi Detached Residence Set Within A Highly Regarded Location

An beautifully presented and well maintained period semi detached villa holding a prime cul-de-sac position with open aspect to front within this highly admired residential location. The double extended richly appointed interior comprises 3 bedrooms, through lounge into bay, extended dining room, extended fitted kitchen incorporating built-in oven, ceramic hob and modern white bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, oil fired central heating, excellent range of built in wardrobes robes.

A south facing rear garden with open aspect to front combines with the perfect location with leading schools, public transport and excellent shopping all within walking distance 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		
(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	

58 Marmount Gardens

, Belfast, BT14 6NW



- Double Extended Period Semi Detached Villa
- Extended Fitted Kitchen
- Oil Fired Central Heating
- Highly Regarded Location
- Cul-De-Sac Location Position
- Modern White Bathroom
- Highest Presentation
- 3 Bedrooms, 3 Reception Rooms
- Upvc Double Glazed Windows
- South Facing Rear Garden Open Aspect To front

Open Entrance Porch

Upvc double glazed entrance door.

Entrance Hall

Glazed vestibule door, wood steamed beech floor, panelled radiator, under stair storage.

Lounge into Bay

15'6" x 10'11" (4.73 x 3.34)

Attractive fireplace, hardwood surround, wood steamed beech floor, panelled radiator.

Double Dividing Doors

Living Room

13'2" x 10'4" (4.03 x 3.15)

Feature fireplace with raised marble hearth, panelled radiator.

Open Plan

Extended Dining Room

13'6" x 7'5" (4.12 x 2.27)

Panelled radiator, Upvc double glazed rear door

Extended Kitchen

16'0" x 9'2" (4.88 x 2.80)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, integrated extractor fan, fridge freezer housing, plumbed for a washing machine, plumbed for a dishwasher, tumble dryer space, partly tiled walls, recessed lighting, walk-in pantry, breakfast bar, panelled radiator.

First Floor

Landing Storage

Bathroom

Modern white suite comprising walk in shower cubicle, electric shower, vanity unit, low flush wc, pvc panelled walls, feature chrome radiator, recessed lighting, luxury flooring, hot press.

Bedroom

13'8" x 8'7" (4.19 x 2.64)

Extensive range of built-robcs with matching drawer packs., cupboards above, panelled radiator.

Bedroom

14'0" x 9'4" (4.28 x 2.87)

Panelled radiator.

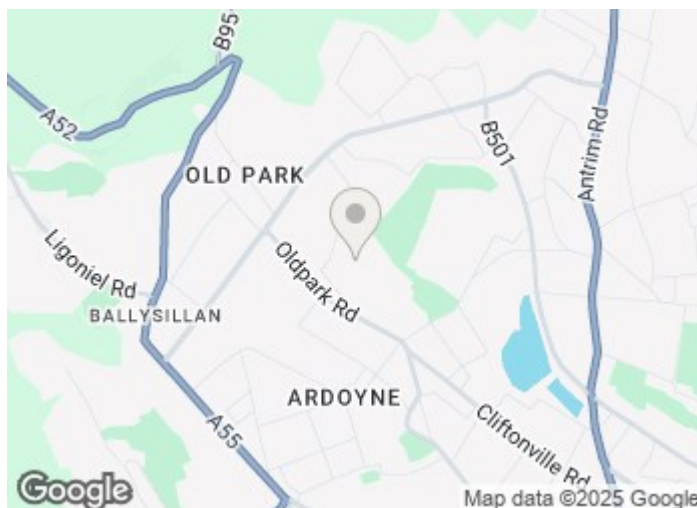
Bedroom

8'11" x 8'0" (2.73 x 2.44)

Panelled radiator.

Outside

Landscaped gardens front with open aspect and rear with southernly aspect in lawn, shrubs and flowerbeds and mature hedging, fabulous patio area, outside light and tap, boiler house oil boiler, concealed oil tank, driveway.



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.



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