



168 Joanmount Gardens
Belfast, BT14 6NZ

Offers in the region of
£109,950



Energy Efficiency Rating		Environmental Impact (CO2) Rating	
A	Very Good	A	Very Good
B	Good	B	Good
C	Fair	C	Fair
D	Fair	D	Fair
E	Poor	E	Poor
F	Poor	F	Poor
G	Very Poor	G	Very Poor



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

Internally the dwelling comprises of entrance hall, bright reception, modern fitted kitchen, brand new 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 Gardens 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, stairs leading to first floor

Living Room 9'7" x 13'2" (2.93m x 4.03m)

Wood laminate flooring, double panelled radiator, enclosed electricity meter

Kitchen

Modern fitted kitchen with both high and low level units and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer tap, integrated oven and hob with extractor hood, plumbed for a washing machine, vinyl flooring, wall mounted gas boiler, double panelled radiator, under stair storage, access to rear garden

First Floor

Landing

Access to roof space

Bathroom

Classic white bathroom suite with low flush WC, wall mounted wash hand basin and free standing shower, vinyl flooring, double panelled radiator, heated towel rail

Front Bedroom 9'1" x 13'3" (2.77m x 4.05m)

Double panelled radiator

Rear Bedroom 10'3" x 7'1" (3.14m x 2.18m)

Panelled radiator

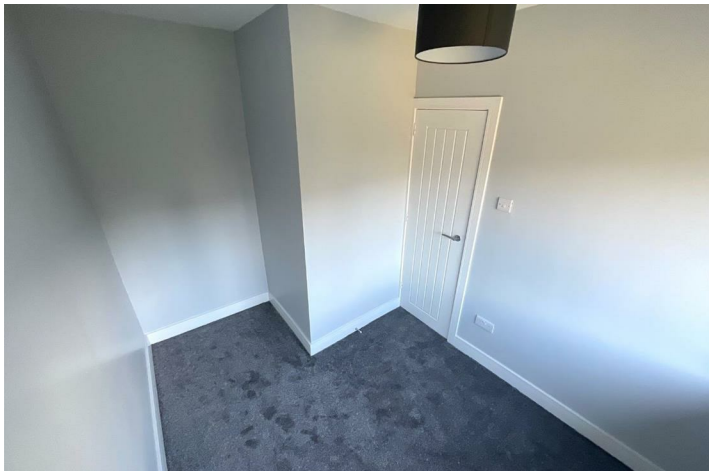
Outside

Front

Brick privacy wall with wooden entrance gate, mature garden laid out in lawn

Rear

Elevated garden laid out in lawn with patio area and wood panelled privacy fencing



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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