

46 Joanmount Park , Belfast, BT14 6PF

**Offers In The Region Of
£109,950**

Extended Semi Detached Villa Set Within This Most Popular Residential Development.

A fabulous opportunity to purchase an extended semi-detached villa holding a prime position within this highly regarded and sought after location. The spacious extended interior comprises 2 bedrooms, spacious lounge into bay, fitted kitchen incorporating built-in under oven and ceramic hob with dining area, superb roof space storage and fully tiled bathroom in white suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, pvc fascia and eaves, new rainwater goods and has been maintained to a good standard throughout. South facing gardens with patio adds the finishing touches to a home which will have immediate appeal to all who view - 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		EU Directive 2002/91/EC	

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, Belfast, BT14 6PF



- Extended Semi Detached Villa
- Gas Central Heating
- Fitted Kitchen With Dining
- Low Outgoings
- 2 Bedrooms Lounge into Bay
- Pvc Facia And Eaves
- White Bathroom Suite
- Upvc Double Glazed Windows
- New Rain Water Goods
- South Facing Rear Garden

Entrance Porch

Upvc double glazed entrance door, panelled radiator, wood laminate floor

Entrance Hall

Open plan.

Extended Lounge into Bay

13'5" x 12'9" (4.11 x 3.90)

Attractive hardwood fireplace, granite inset, wood laminate floor, panelled radiator.

Kitchen

13'3" x 7'9" (4.05 x 2.37)

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, under fridge space, plumbed for washing machine, partly tiled walls, wall mounted gas boiler, under stairs storage:

Dining Area: panelled radiator, upvc double glazed rear door,

First Floor

Landing, slingsby type ladder to floored and sheeted roofspace.

Bathroom

White suite comprising panelled bath, shower screen, electric shower, pedestal wash hand basin,

low flush wc, fully tiled walls, ceramic tiled floor.

Bedroom

10'10" x 7'1" (3.32 x 2.17)

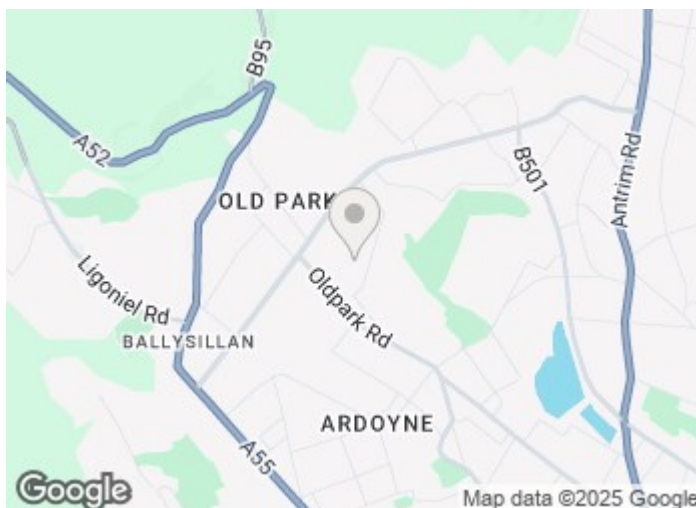
Panelled radiator, built-in robe with cupboards above.

Bedroom

13'8" x 9'4" (4.17 x 2.86)

Outside

Gardens front and south facing rear in lawn, patio areas, garden shed.

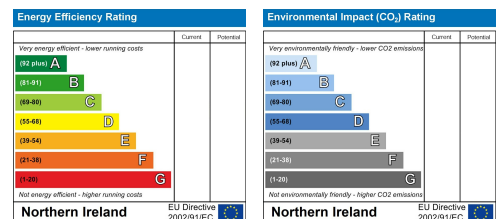


Directions



Floor Plan

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