



20 Hillmount Gardens, Belfast, BT10 0ES

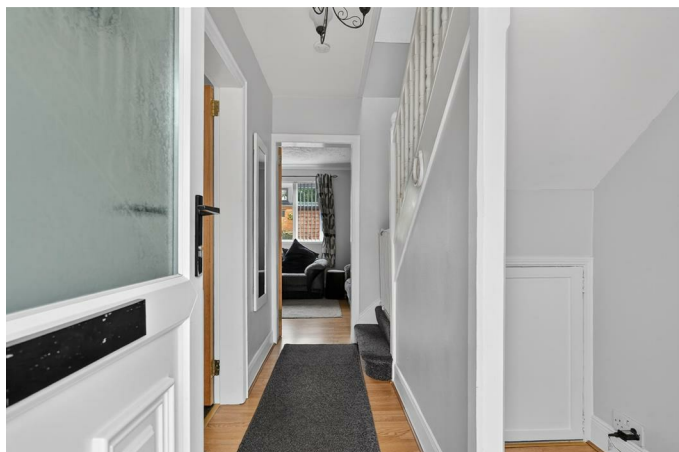
Price Guide £165,000

We are pleased to present this excellent mid terrace property located in a popular residential area in Finaghy. The accommodation comprises spacious living room, large fitted kitchen with space for dining, three bedrooms and white bathroom suite. The property also benefits from oil fired central heating and PVC double glazing. Outside there is a large paved patio with garden to rear and driveway to front. Hillmount Gardens is tucked away just off Finaghy Road South, in an area that is popular with a variety of buyers to include, Investors, first time buyers and those wishing to downsize. View now to avoid disappointment.

- Excellent Mid-Terrace Property
- Kitchen With Dining Space
- First Floor Bathroom Suite
- Suitable For First Time Buyer Or Investor
- Spacious Lounge
- Three Good Sized Bedrooms
- Large Enclosed Garden To Rear
- Convenient Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
RECEPTION HALL



Laminate flooring.

KITCHEN 11'1" x 9'10" (3.4 x 3.0)



Excellent kitchen with a range of high and low level units, 4 ring electric hob with built in double oven, 1.5 sink unit with chrome mixer tap, integrated extractor fan, part tiled walls and vinyl flooring.

LIVING ROOM 15'5" x 9'10" (4.7 x 3.0)



Laminate flooring.

SIDE HALL



Built in storage and space for tumble dryer.
Access to rear enclosed garden / patio area.

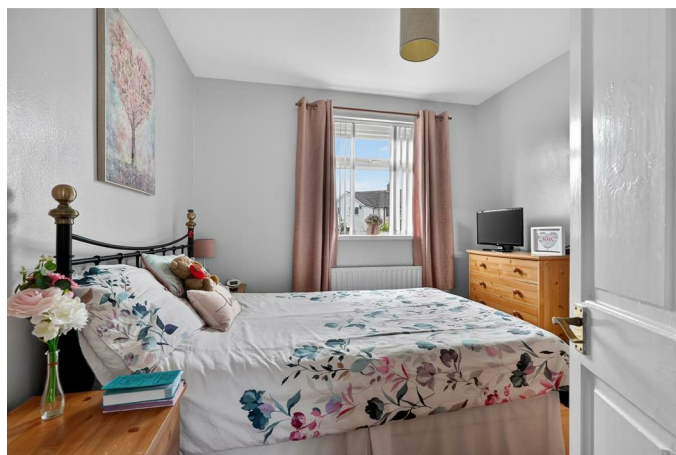
ON THE FIRST FLOOR

BEDROOM ONE 11'9" x 9'10" (3.6 x 3.0)



Laminate flooring.

BEDROOM TWO 9'10" x 8'10" (3.0 x 2.7)



Built in storage and laminate flooring.

BEDROOM THREE 9'6" x 6'10" (2.9 x 2.1)



Laminate flooring.

BATHROOM



White suite comprising, low flush W.C, panel bath with Mira electric shower, pedestal wash hand basin, part tiled walls and vinyl tile effect floor.

OUTSIDE

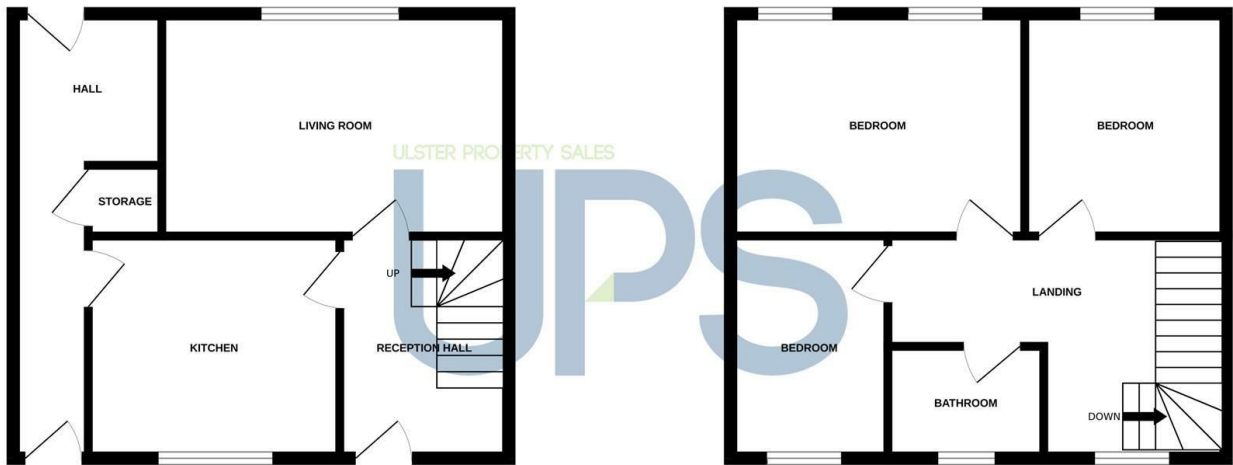


Large enclosed rear garden with patio area to rear, two garden sheds and outside light. To the front there is a driveway with outside light and tap.

Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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