

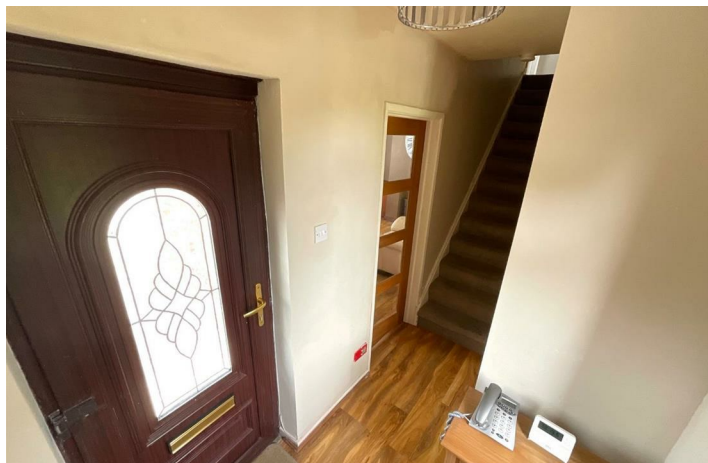
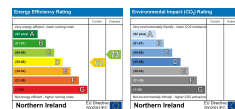


249 Joanmount Gardens

Belfast, BT14 6PA

Offers in the region of

£130,000



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An excellent property in an area of high regard which occupies a generous site and is sure to appeal to first time buyers and investors alike.

The dwelling comprises entrance hallway, extended reception, fitted kitchen with dining space, classic white bathroom suite and two bedrooms. Outside there is a detached garage, driveway and large enclosed rear garden.

The property further benefits from oil fired central heating, full uPVC double glazing and a floored loft.

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 Hallway

PVC front door with glass inset, wood laminate flooring, double panelled radiator, stairs leading to first floor

Living Room 14'3" x 13'5" (4.36m x 4.11m)

Wood laminate flooring, double panelled radiator, panelled radiator, enclosed electricity meter

Kitchen 11'0" x 13'5" (3.37m x 4.10m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a washing machine, under stair storage, wood laminate flooring, double panelled radiator, double patio doors leading to rear garden

First Floor

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with electric shower overhead, wood laminate flooring, heated towel rail

Front Bedroom 9'1" x 13'5" (2.77m x 4.09m)

Wood laminate flooring, panelled radiator

Rear Bedroom 10'9" x 7'4" (3.29m x 2.25m)

Access to floored loft, wood laminate flooring, enclosed storage cupboard, panelled radiator

Outside

Detached Garage 20'6" x 9'1" (6.25m x 2.78m)

Up and over garage door, lighting

Front

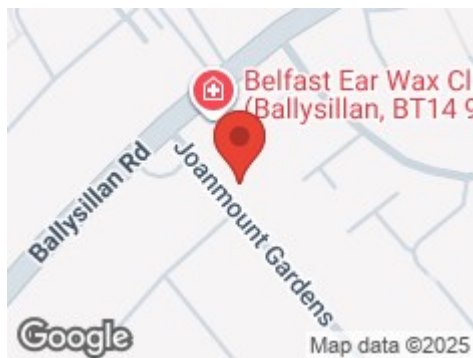
Paved driveway, brick privacy wall with metal entrance gates, stoned garden

Rear

Mature garden laid out in lawn with decking and patio areas, privacy hedging water tap, external lighting, sizeable garden shed



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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