



# 161 Joanmount Gardens

, Belfast, BT14 6NZ

Offers in excess of £110,000



An extremely well presented semi-detached property in a highly sought after residential location which is sure to appeal to first-time buyers, small families and investors alike.

Internally this fantastic dwelling comprises of an entrance hall, bright reception, brand new fitted kitchen, classic white bathroom suite and two well proportioned bedrooms. Outside there are spacious enclosed gardens to the front and rear.

The property further benefits from gas heating central heating, full uPVC double glazing throughout and stunning views from the rear.

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 entrance door with smoked glass inset, wood laminate flooring, stairs leading to first floor

### Living Room 9'2" x 13'1" (2.80m x 4.01m)

Wood laminate flooring, double panelled radiator, enclosed electricity meter

### Kitchen 7'1" x 13'2" (2.16m x 4.02m)

Luxury fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a washing machine, breakfast bar area, under stair storage, double panelled radiator, PVC cladded ceiling, wood laminate flooring, wall mounted gas boiler, access to rear garden

## First Floor

### Landing

Access to roof space, double panelled radiator

### Bathroom

Classic white bathroom suite including low flush WCM pedestal wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, PVC cladded splash backs, panelled radiator

### Front Bedroom 9'2" x 13'4" (2.80m x 4.08m)

Double panelled radiator

### Rear Bedroom 7'4" x 7'10" (2.26m x 2.41m)

Enclosed storage cupboard, double panelled radiator, stunning views

## Outside

### Front

Wooden panelled privacy fencing and entrance gate, fully paved garden

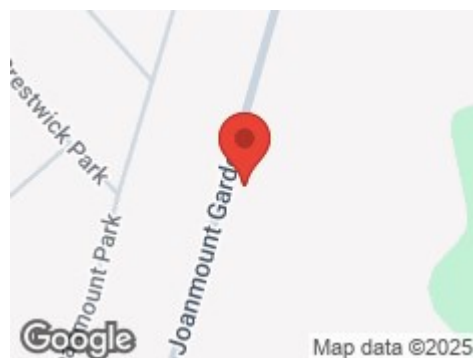
### Rear



Spacious rear garden laid out in mature lawn with separate patio area, wood panelled fencing surround



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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