

81 Joanmount Gardens , Belfast, BT14 6NY

Offers Over £134,950

Immaculate Extended And Refurbished Semi Detached Villa In This Most Sought After Location.

Holding a prime position affording superb views over the City this extended refurbished semi detached villa will have immediate appeal. The richly appointed interior comprises 2 bedrooms, lounge into bay, modern fitted luxury kitchen with dining area, garden room with pvc patio doors, superb roofspace and modern deluxe white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, extensive use of quality wood laminate and ceramic floor coverings, re-roofed in recent years and has been presented to the highest standard.

Superb south facing rear with hard landscaped garden and raised decked area combines with low outgoings and the most convenient location to make this the perfect family home - 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	

81 Joanmount Gardens

, Belfast, BT14 6NY



- Immaculate Extended And Refurbished Semi Detached Villa
- Superb Sunroom
- Gas Central Heating
- Private South Facing Rear
- 2 Bedrooms
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Lounge With Bay Extension
- Modern White Bathroom Suite
- Floored Roofspace

Entrance Hall

10'0" x 4'7" (3.05 x 1.41)
Upvc double glazed entrance door, ceramic tiled floor, panelled radiator.

Lounge Into Bay

13'6" x 13'2" (4.12 x 4.02)
Wood laminate floor, panelled radiator, attractive fireplace with electric fire inset.

Kitchen

12'8" x 8'1" (3.88 x 2.47)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel canopy extractor fan, integrated fridge/freezer, plumbed for washing machine, dishwasher space, ceramic tiled floor, panelled radiator, concealed gas boiler, walk-in pantry with ample storage.

Garden Room

13'0" x 10'6" (3.98 x 3.21)
Ceramic tiled floor, double panelled radiator, recessed lighting, uPvc double glazed patio doors.

First Floor

Landing

Bedroom

12'11" x 9'1" (3.94 x 2.78)
Built-in robes, double panelled radiator.

Bathroom

Modern white bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, ceramic tiled floor, panelled radiator, partly tiled walls, pvc ceiling.

Bedroom

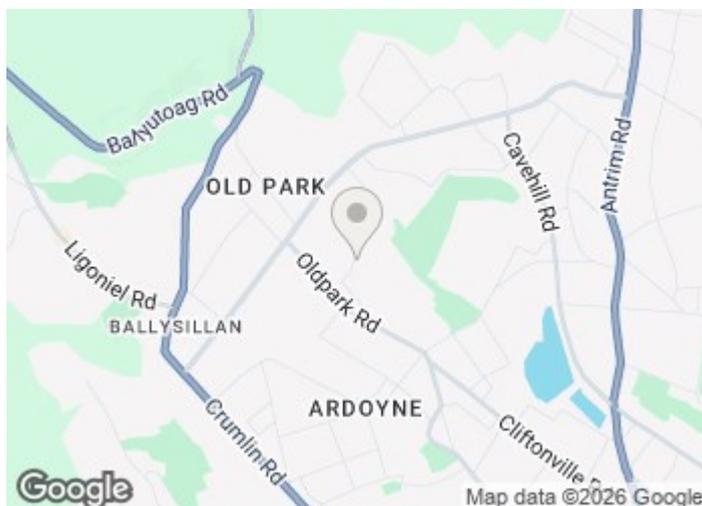
8'0" x 7'6" (2.44 x 2.31)
Wood laminate floor, panelled radiator.

Roofspace

12'11" x 8'5" (3.96 x 2.58)
Velux rooflight, panelled radiator, under eaves storage, recessed lighting.

Outside

Hard landscaped gardens front and extensive rear with city views, feature wooden decked area with patio beyond, stone chipped play area, privacy fencing, off street carparking.

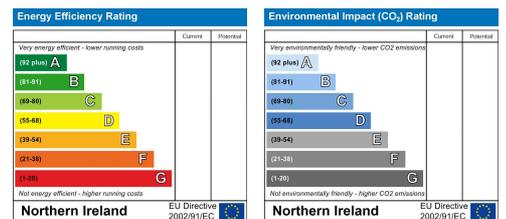


Directions



Floor Plan

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