



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 65 Joanmount Park , Belfast, BT14 6PF

**Offers Over £95,000**

Attractive Semi Detached Villa Holding A Prime Site Within This Most Popular Location.

Holding a prime position within this much admired residential location this attractive semi detached is sure to have immediate appeal. The interior comprises 2 bedrooms, lounge, fitted kitchen and classic white bathroom suite. The dwelling further offers recently fitted uPvc double glazed windows, recently installed gas central heating, floored roofspace storage with velux window, pvc fascia and eaves, replacement rainwater goods and hard landscaped front and private rear gardens. Convenient to both the Oldpark and Ballysillan Roads with Belfast City Centre just a short commute away and the opportunity to put your own stamp on this much loved family home - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

# 65 Joanmount Park

, Belfast, BT14 6PF



- Attractive Semi Detached Villa
- Classic White Bathroom Suite
- Pvc Fascia and Eaves
- 2 Bedrooms Lounge
- Upvc Double Glazed Windows
- Hard Landscaped Gardens
- Fitted Kitchen With Dining
- Recently Installed Gas Central Heating
- Most Convenient Location

## Entrance Hall

Hardwood entrance door,

## Lounge

14'0" x 9'6" (4.27 x 2.90)

Attractive fireplace, double panelled radiator.

## Kitchen

13'5" x 7'7" (4.09 x 2.33)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine, understairs storage, double panelled radiator, uPvc door to rear.

## First Floor

Landing, access to roofspace, double panelled radiator.

## Roof Space Storage

13'2" x 7'1" (4.02 x 2.17 )

Slingsby ladder, velux window, wall mounted gas boiler.

## Bathroom

Classic white bathroom suite comprising panelled bath, telephone handset shower, vanity unit, low flush wc, partly tiled walls, wood laminate floor, panelled radiator.

## Bedroom

7'11" x 10'9" (2.43 x 3.29)

Double panelled radiator.

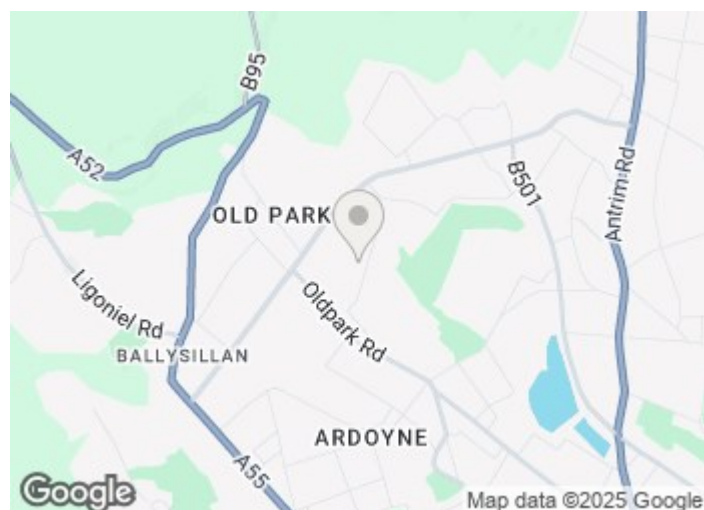
## Bedroom

12'9" x 9'4" at widest (3.91 x 2.86 at widest)

Double panelled radiator.

## Outside

Hard landscaped gardens front and rear in patio, outside light and tap.



## Directions







Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

