



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



159 Joanmount Park , Belfast, BT14 6PG

Offers Over £125,000

Superb Double Extended Semi Detached Villa With Delightful Rear Gardens.

Superb double extended semi detached villa within this most popular and sought after location moments from the excellent amenities of the Ballysillan Road. The well presented interior has been double extended to offer 2 double bedrooms, lounge, dining room open plan to extended kitchen and extended modern white bathroom suite. The dwelling further boasts uPvc/hardwood double glazed windows, pvc fascia, eaves, recently installed gas central heating, cavity wall insulation and has been well maintained and presented throughout. The delightful rear gardens and this most convenient location combines with low outgoings to make this the ideal family home - Early viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	68	75
		EU Directive 2002/91/EC

159 Joanmount Park

, Belfast, BT14 6PG



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- Superb Double Extended Semi Detached Villa
- Extended Fitted Kitchen
- Recently Installed Gas Heating
- Most Convenient Location
- 2 Double Bedrooms
- Extended Bathroom Suite
- Private Rear Garden
- 1+ Reception Rooms
- Double Glazed Windows
- Driveway Parking

Entrance Hall

Pvc double glazed entrance door.

Lounge

12'11" x 9'5" (3.96 x 2.88)

Attractive fireplace, double panelled radiator.

Dining Area

12'11" x 7'9" (3.95 x 2.38)

Wood laminate flooring, understairs storage, double panelled radiator.

Open Plan:

Extended Kitchen

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and ceramic hob, plumbed for washing machine, fridge freezer space, partly tiled walls, Pvc double glazed rear door.

First Floor

Landing, access to roofspace, double panelled radiator.

Bedroom

11'9" x 9'11" (3.59 x 3.03)

Built-in storage, double panelled radiator.

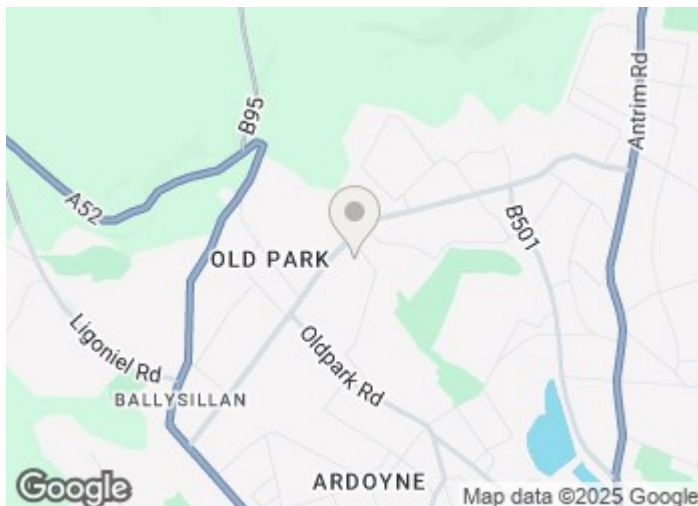
Bedroom

9'10" x 8'0" (3.01 x 2.46)

Panelled radiator.

Outside

Front garden in mature lawn and shrubs. Off street car parking. Rear gardens in mature lawn, patio, horizontal panel fencing, outside light and tap.



Directions



Floor Plan

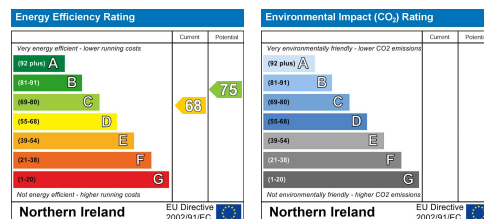
159 Joanmount Park, BELFAST, BT14 6PG



Total Area: 58.3 m² ... 627 ft²

All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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