



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



43 Joanmount Park , Belfast, BT14 6PF

Offers Around £114,950

Exceptional Extended Semi Detached Villa Within This Popular Residential Location.

A fabulous opportunity to purchase an extended semi-detached villa holding a prime position within this highly regarded and sought after location. The spacious extended interior comprises 2 bedrooms, spacious lounge into bay, fitted kitchen incorporating built-in under oven and ceramic hob with dining area, and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating. Hard landscaped gardens front and rear with feature raised decking adds the finishing touches to a home which will have immediate appeal to all who view - 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

43 Joanmount Park

, Belfast, BT14 6PF



- Exceptional Extended Semi Detached Villa
- Fitted Kitchen
- Oil Fired Central Heating
- 2 Bedrooms
- Modern White Bathroom Suite
- Hard Landscaped Gardens Front And Rear
- Lounge Into Bay Extension
- Upvc Double Glazed Windows
- Most Convenient Location

Entrance Hall

Upvc entrance door, ceramic tiled floor.

Lounge

14'7" x 10'8" (4.45 x 3.27)

Wood laminate floor

Kitchen

11'4" x 11'0" (3.46 x 3.37)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven, ceramic hob, fridge/freezer space, plumbed for washing machine, breakfast bar, double panelled

radiator, understairs storage, uPvc patio doors to rear.

First Floor

Landing

Bathroom

Modern white bathroom suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, recessed lighting.

Bedroom

9'3" x 11'4" (2.82 x 3.46)

Built-in mirrored robes, wood

laminate floor, panelled radiator.

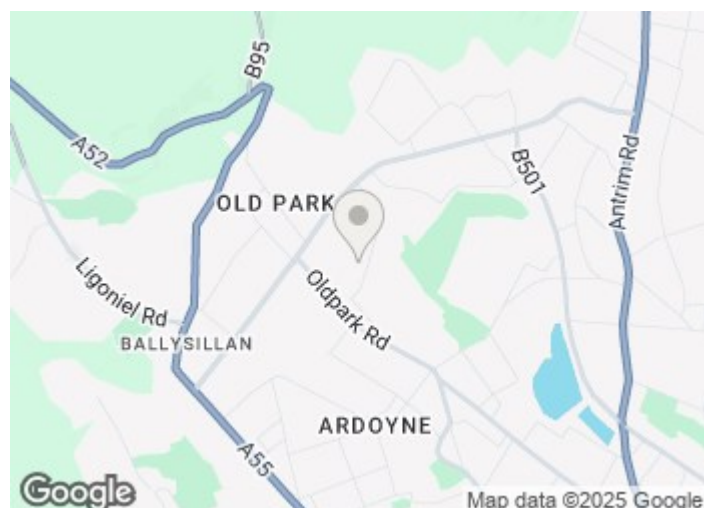
Bedroom

7'9" x 7'0" (2.38 x 2.14)

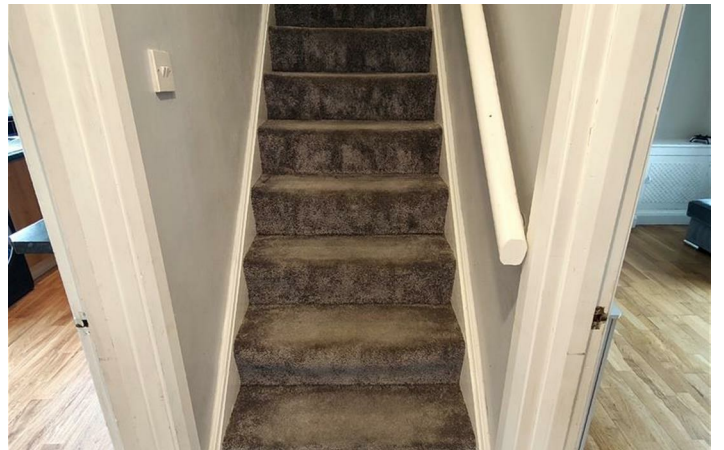
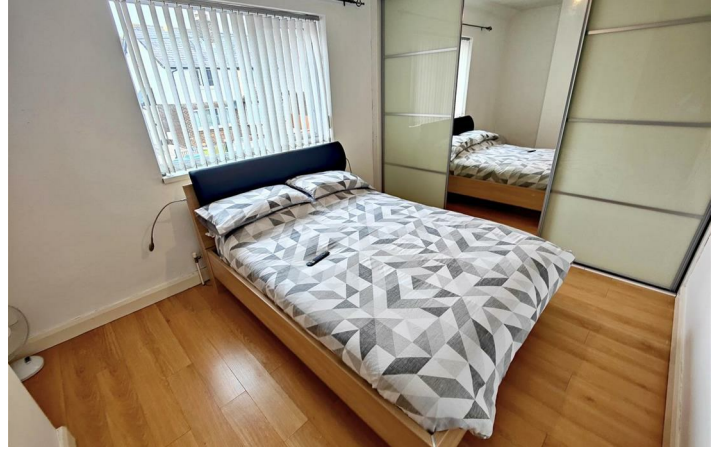
Built-in mirrored robes, wood laminate floor, panelled radiator.

Outside

Hard landscaped gardens front and rear, decked rear patio area, pvc oil tank.



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.

