



ULSTER PROPERTY SALES

UPS

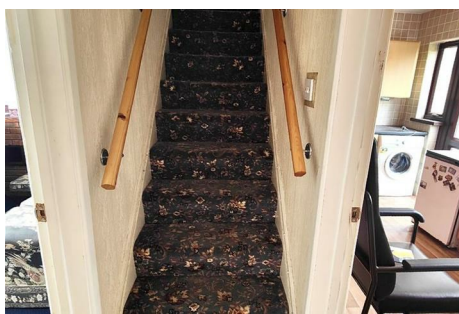
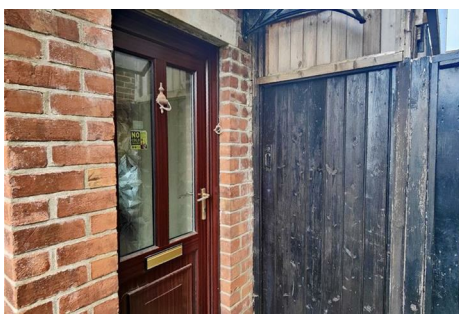
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



160 Joanmount Gardens , Belfast, BT14 6NZ

Offers Around £89,950

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

Holding a prime position within this highly regarded residential location, much admired by the investor and first time buyer alike. The interior comprises 2 bedrooms, lounge, fitted kitchen and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, floored roofspace, replacement rainwater goods and front and rear garden in mature lawn & hedging. Convenient to the Oldpark and Ballysillan Roads with Belfast City Centre a short distance away - immediate internal inspection 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		EU Directive 2002/91/EC

160 Joanmount Gardens

, Belfast, BT14 6NZ



- Period Semi Detached Villa
- Prime Position Of Joanmount Gardens
- 2 Bedrooms
- Lounge
- Fitted Kitchen
- Classic White Bathroom Suite
- Oil Fired Central Heating
- Upvc Double Glazed Windows
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, panelled radiator.

Lounge

9'1" x 13'4" (2.79 x 4.08)

Brick antique fireplace, panelled radiator.

Kitchen

13'1" x 8'0" (3.99 x 2.44)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine, double panelled

radiator, understairs storage. uPvc door to rear.

First Floor

Landing.

Bathroom

Classic white bathroom suite comprising shower cubicle, electric shower, vanity unit, low flush wc, 3/4 partly tiled walls, partly pvc walls and ceiling, ceramic tiled floor, recessed lighting.

Bedroom

11'10" x 9'2" (3.63 x 2.81)

Built-in slide robes, built-in storage, panelled radiator.

Bedroom

7'10" x 10'9" (2.41 x 3.29)

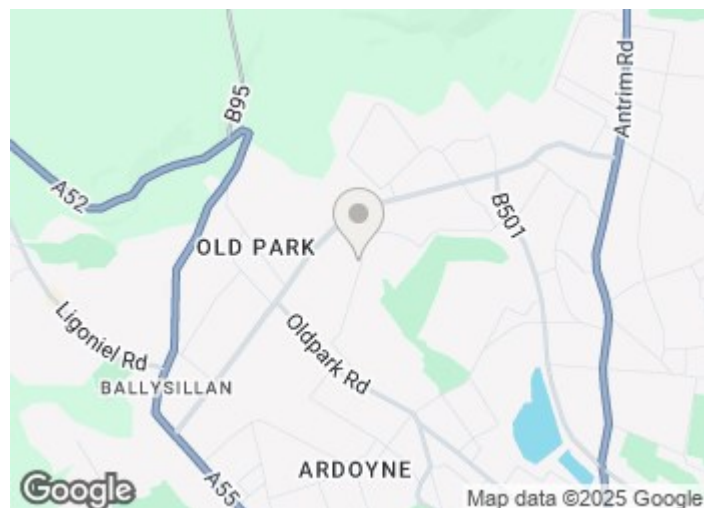
Panelled radiator.

Roofspace

Floored roofspace, velux windows

Outside

Gardens front and rear in mature lawn & hedging, garden shed, outside light and tap.



Directions



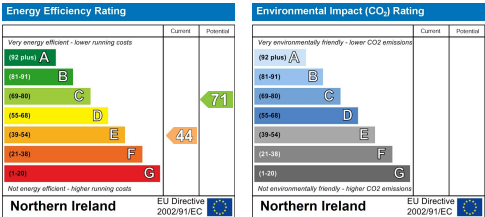
Floor Plan

27 Mountainview Park, BELFAST, BT14 7GT



Total Area: 71.7 m² ... 771 ft² (excluding garage)
All measurements are approximate and for display purposes only

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