



60 Joanmount Park , Belfast, BT14 6PF

Offers Around £119,950

Magnificent Extended Semi Detached Villa Holding A Superb Site Within Ever Popular Location.

An exceptional extended semi detached villa holding a prime position with superb gardens within this ever popular location. The richly appointed interior comprises 2 bedrooms, lounge into bay extension, fitted kitchen incorporating built-in under oven and hob with dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, floored roofspace and is presented to the highest standard. Private rear garden with decked patio area and a most convenient location combines with low outgoings to make this the perfect starter 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		75
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	

60 Joanmount Park

, Belfast, BT14 6PF



- Magnificent Extended Semi Detached Villa
- Lounge Into Bay Extension
- Oil Fired Central Heating
- Private Rear Garden With Decked Patio Area
- Superb Site Within Ever Popular Location
- Fitted Kitchen With Dining Area
- Upvc Double Glazed Windows
- 2 Bedrooms
- Modern White Bathroom Suite
- Floored Roofspace

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

Lounge Into Bay

Multi fuel stove, double panelled radiator.

Kitchen

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

radiator, recessed lighting, uPvc patio doors to rear.

First Floor

Landing, panelled radiator.

Bathroom

Modern white bathroom suite comprising shower cubicle, electric shower, vanity unit, low flush wc, fully tiled walls, pvc ceiling, recessed lighting.

Bedroom

Wood laminate floor, panelled radiator.

Bedroom

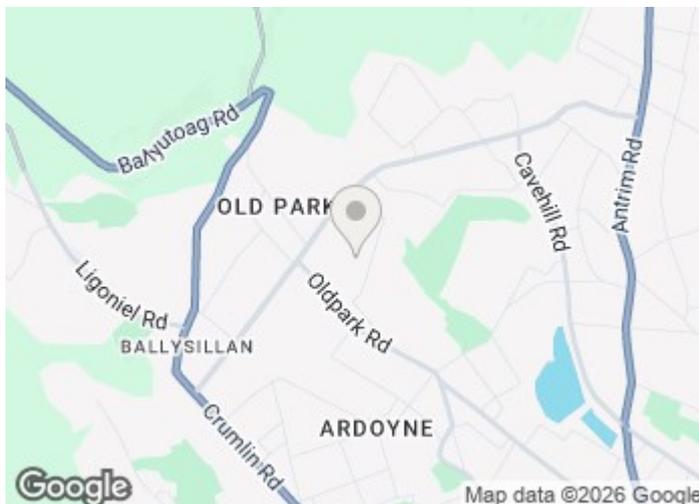
Panelled radiator.

Floored Roofspace

Slingsby ladder, lighting.

Outside

Hard landscaped front garden with stone chippings. Private rear gardens including decked patio area, stone chippings and mature lawn.



Directions



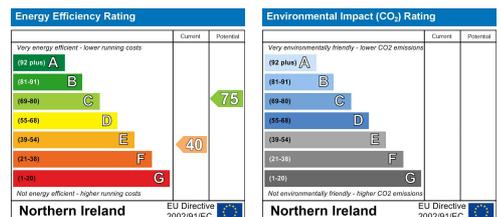
Floor Plan

60, Joanmount Park, BELFAST, BT14 6PF



Total Area: 50.1 m² ... 539 ft²
 All measurements are approximate and for display purposes only

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