



HMK Property  
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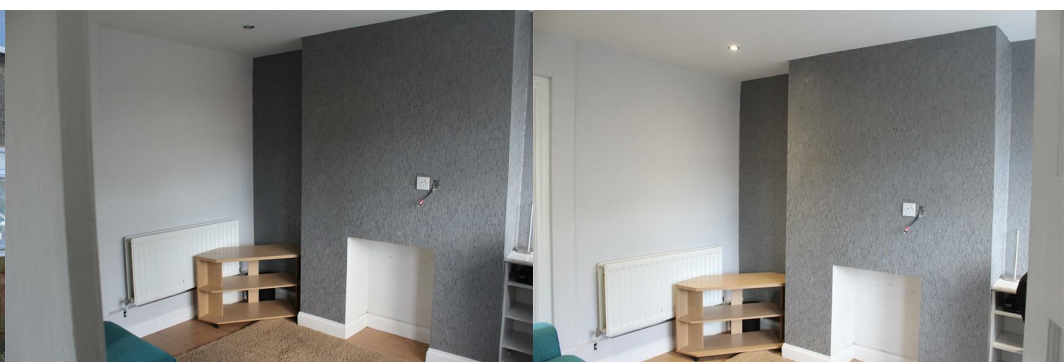
## 44 Joanmount Gardens

Old Park, Belfast, BT14 6NX

Asking price £109,950



HMK Property is delighted to present this ideal investment opportunity to the sales market. Centrally located to Belfast city centre and a host of local primary and secondary schools on it's doorstep. No. 44 Joanmount Gardens comprises of an entrance hallway, bright living room with bay window, a well appointed kitchen/dining area with a large storage cupboard and modern downstairs bathroom. On the first floor there are two double bedrooms, and a second storage cupboard. Outside the property there is a sunny low maintenance private patio area and large enclosed garden. The property is double glazed throughout and benefits from gas central heating. Joanmount Gardens will appeal to landlords looking to expand their portfolio with a tenant in situ, generating a rental yield of 7.6%. To arrange a viewing please contact HMK Property on 02890397712



## GROUND FLOOR

A small entrance hall leading to

## LOUNGE

A bright living room with large bay window

## KITCHEN

A good size kitchen dining area with 'L-shaped' kitchen and built in storage cupboard and separate dining space.

## BATHROOM

A downstairs family bathroom, with white panelled bath, shower over, low flush w/c and ceramic sink

## FIRST FLOOR

Carpeted landing leading to

## MAIN BEDROOM

A large double bedroom with carpet, recess spotlights, and dual aspect PVC double glazed windows

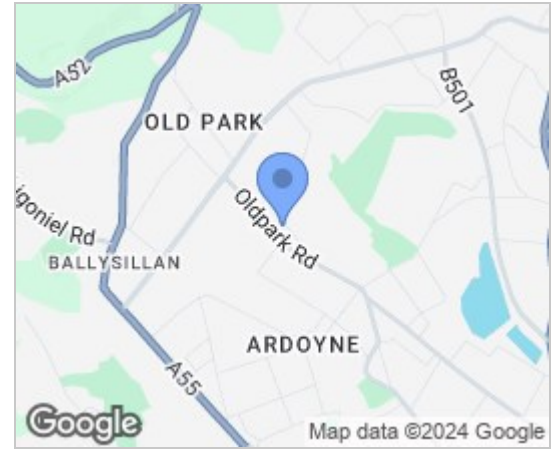
## BEDROOM TWO

A large second bedroom with large bay window overlooking the front of the property. Carpet, recess spotlights and currently housing combi-gas boiler.

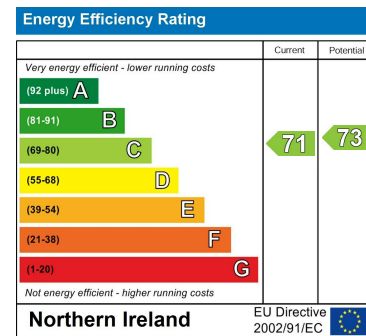
## OUTSIDE

A large enclosed rear garden with patio area and lawn. There is ample on street parking in the area

## Area Map



## Energy Efficiency Graph



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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