

Joanmount Gardens, Belfast, BT14

£85,000 Or Nearest Offer

Tenure: freehold

Bedrooms: 2

Date Generated: 25/05/2016



HouseSimple is pleased to present this two bedroom semi-detached House in Belfast consisting of a very generous 35' living area, spacious kitchen downstairs. Upstairs includes two bedrooms and great sized family bathroom. The property also benefits from off road parking and detached single garag



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**Asking Price:** £85,000

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## Key Features

- close to airport
- local train station
- ten minutes from city centre

## Extra Info

- **Council Tax**

Band Z (£100.00 Per Annum)

- **Chain Position**

No chain

- **Double Glazing**

Throughout

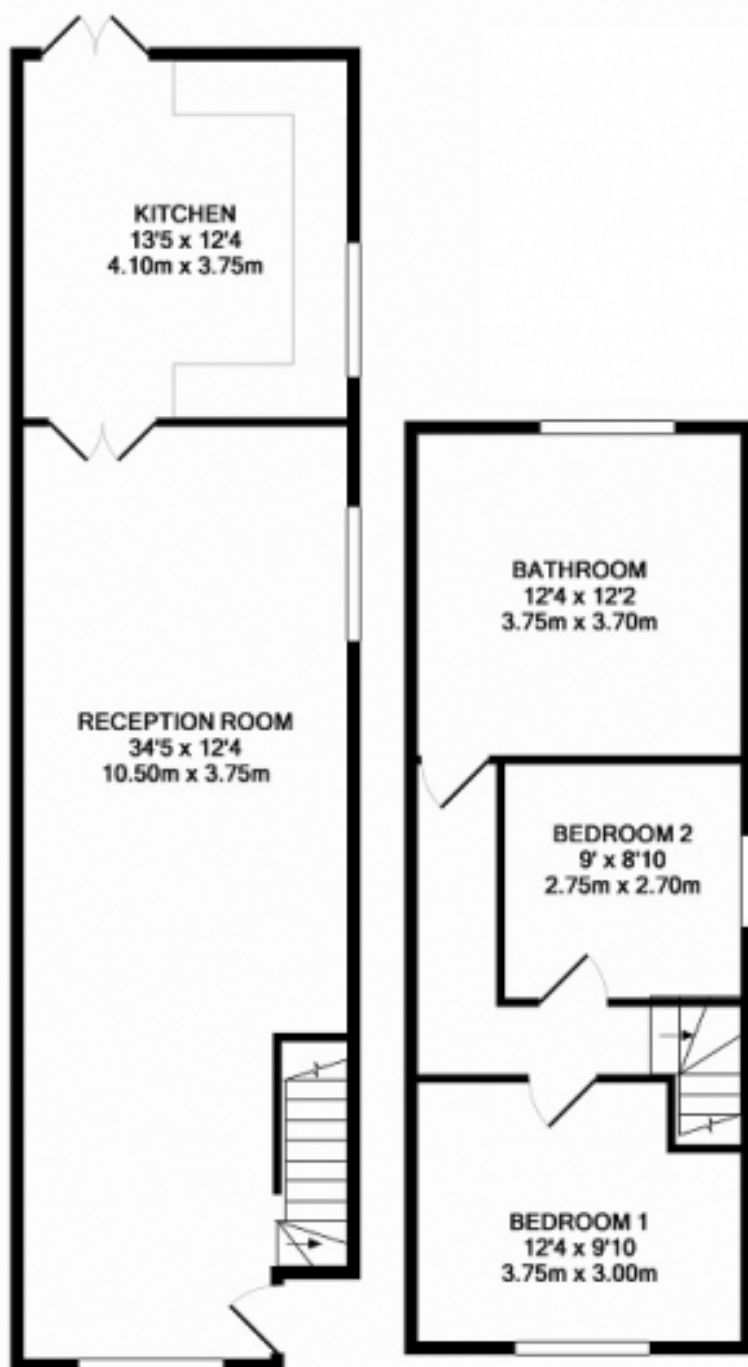
- **Heating**

Oil

- **Parking**

Single Garage and Driveway

## Floor Plans



TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 SQ.M)

# Energy Performance Certificate

## Energy Performance Certificate

Northern Ireland

57, Joanmount Gardens  
BELFAST  
BT14 6NX

Date of assessment: 05 May 2015  
Date of certificate: 18 June 2015  
Reference number: 9465-0525-6530-2985-7906  
Type of assessment: RdSAP, existing dwelling  
Accreditation scheme: Stroma Certification  
Assessor's name: Dan Magennis  
Assessor's accreditation number: STRO005986  
Employer/Trading name: NI Energy Performance  
Employer/Trading address: 5b Glenmoore House, 25 Short Strand,  
AddressLine3, Belfast, BT5 4AS  
Related party disclosure: No related party

## Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		69
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20	20	
<b>Not energy efficient - higher running costs</b>		

## Technical Information

Main heating type and fuel: Boiler and radiators, oil  
Total floor area: 57 m<sup>2</sup>  
Approximate energy use: 581 kWh/m<sup>2</sup> per year  
Approximate CO<sub>2</sub> emissions: 153 kg/m<sup>2</sup> per year  
Dwelling type: Semi-detached house

The approximate energy use and CO<sub>2</sub> emissions are per square metre of floor area based on fuel costs for the heating, ventilation, hot water and lighting systems. The rating can be compared to the benchmark of the average energy efficiency rating for the housing stock in Northern Ireland.

## Benchmarks

Average for Northern Ireland

D60



MISREPRESENTATION ACT, 1967.

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**Tel:** 0330 111 0070  
**Email:** sales@housesimple.com  
www.housesimple.com



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