

28 Marmount Gardens , Belfast, BT14 6NW

**Offers In The Region Of
£159,950**

Extended Period Semi Detached Villa Holding A Prime Cul de Sac Position

This handsome period semi detached villa has benefitted from a programme of improvement works in recent times which have not been fully completed. The property offers a full width extension to the rear creating extended accommodation comprising 3 bedrooms, 2+ reception rooms, extended 'L' shaped kitchen with dining area, built-under oven and ceramic hob, integrated dishwasher, integrated washing machine and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, alarm system and has benefitted from improvement works in past years.

A detached garage and mature gardens with southerly aspect to rear combine with the obvious further potential in this popular and most convenient location to make this the perfect family home.

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	65	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

28 Marmount Gardens

, Belfast, BT14 6NW



- Extended Period SDV
- Extended Fitted Kitchen
- Gas Central Heating
- Highly Regarded Location
- 3 Bedrooms
- Modern White Bathroom
- Detached Garage
- 2+ Reception Rooms
- uPvc Double Glazed Windows
- Obvious Further Potential

Entrance Hall

Composite entrance door, wood strip floor, double panelled radiator, under stairs cloaks.

Lounge

13'2" x 10'5" (4.02 x 3.18)

Into bay, panelled radiator, cornice ceiling.

Dining Room

11'5" x 10'6" (3.50 x 3.22)

Tiled fireplace, panelled radiator.

Extended Kitchen

14'1" x 19'2" (4.31 x 5.85)

At widest point: Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, granite worktop,

built-under oven and ceramic hob, canopy extractor fan, integrated washing machine, integrated dishwasher, American fridge/freezer housing, breakfast bar, ceramic tiled floor, granite splashback, panelled radiator.

Dining Area - Panelled radiator, ceramic tiled floor.

First Floor

Landing

Bathroom

White suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, pvc panelled walls and

ceiling, recessed lighting, panelled radiator, concealed gas boiler.

Bedroom

10'9" x 8'5" (3.28 x 2.59)

Panelled radiator.

Bedroom

8'5" x 12'1" (2.58 x 3.69)

Panelled radiator.

Bedroom

8'0" x 6'7" (2.46 x 2.01)

Panelled radiator.

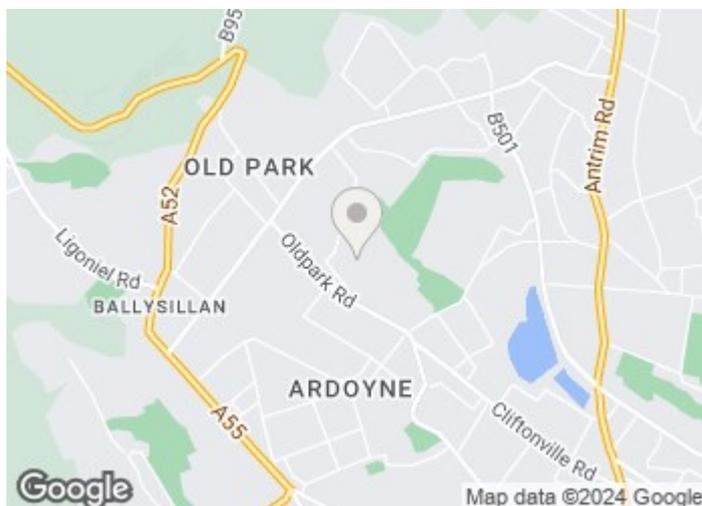
Outside

Gardens front and rear in lawn and patio, driveway.

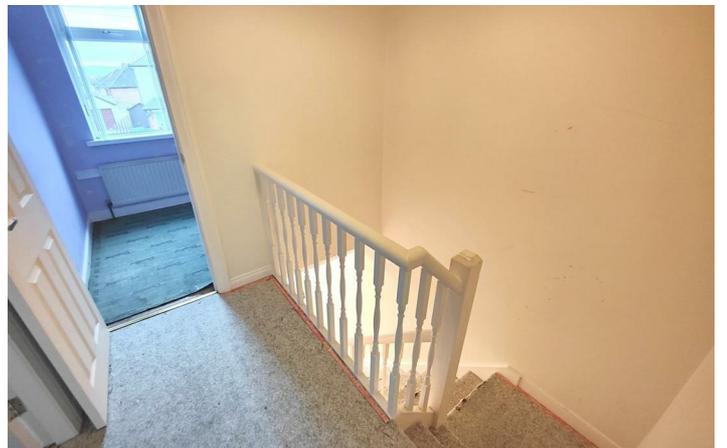
Detached Garage

20 x 10 (6.10m x 3.05m)

Up and over door.



Directions



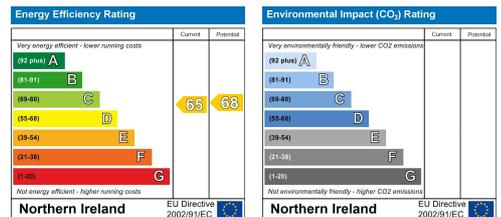
Floor Plan

28, Marmount Gardens, BELFAST. BT14 6NW



Total Area: 82.6 m² ... 890 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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