



## 92 Joanmount Park , Belfast, BT14 6PG

Triple Extended Semi Detached Villa In Highly Regarded Location.

Holding a prime position within this highly regarded and sought after location this triple extended semi detached villa offers perfect family accommodation. The modern interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen and contemporary white bathroom suite. The dwelling further offers upvc double glazed windows, oil fired central heating, superb roof space, extensive use of ceramic floor coverings, upvc double glazed patio doors to rear garden, bay extension and has benefited from programme of improvement works in recent times with low outgoings, a most convenient location with excellent shopping, leading schools and public transport all within walking distance.

**Offers In The Region Of  
£129,950**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		
		EU Directive 2002/91/EC



# 92 Joanmount Park

, Belfast, BT14 6PG



- Triple Extended Semi Detached Villa In Highly Regarded Location
- Fitted Kitchen
- Oil Fired Central Heating
- 3 Bedrooms
- Contemporary White Bathroom Suite
- Convenient Location
- 2 Reception Rooms
- Upvc Double Glazed Windows

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

## Lounge

13'8" x 13'4" (4.19 x 4.07)  
Into extended bay, panelled radiator, wood laminate floor.

## Kitchen

13'2" x 7'9" (4.02 x 2.38)  
Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, extractor fan, fridge/freezer space, plumbed for washing machine, double panelled radiator, partly tiled walls, ceramic tiled floor,

understairs cloakes, hotpress/copper cylinder.

Open Plan:

## Extended Living/Dining

12'5" x 12'2" (3.81 x 3.71)  
Upvc double glazed patio doors, panelled radiator, ceramic tiled floor, panelled radiator.

## First Floor

Access to roofspace.

## Bedroom

13'6" x 9'3" (4.12 x 2.83)  
Panelled radiator.

## Bedroom

12'2" x 6'4" (3.71 x 1.94)  
Panelled radiator, wood laminate floor, slingsby type ladder

## Bathroom

Modern white suite with chrome fittings comprising panelled bath, shower screen, electric shower, pedestal wash hand basin, low flush wc, chrome radiator, partly tiled walls, ceramic tiled floor.

## Bedroom

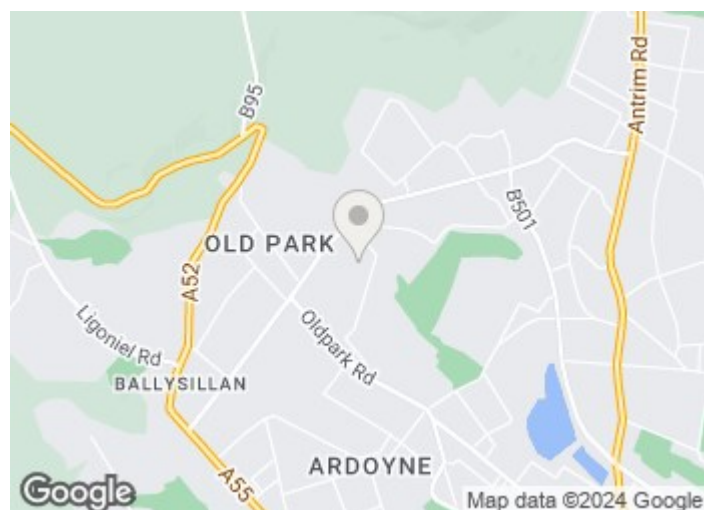
10'10" x 9'10" (3.32 x 3.01)  
Panelled radiator, wood laminate floor.

## Roof Space

13'7" x 8'9" (4.15 x 2.68)  
Velux roof light, panelled radiator.

## Outside

Front garden, rear patio garden, oil fired central heating boiler, oil tank, sun deck, garden shed, outside tap.



## Directions



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

