



## 108 Joanmount Park , Belfast, BT14 6PG

**Offers In The Region Of  
£60,000**

Period Semi Detached Villa Circa 1926 Requiring Renovation Works Holding A Prime Position With In This Ever Popular Location!

Holding a prime position close to the City this attractive red brick period semi detached villa is ideally suited to the investor or DIY enthusiast alike. The interior comprises 2 bedrooms, 2 reception rooms, kitchen and white bathroom suite. Private gardens front and south facing rear combines with the most convenient location with excellent shopping public transport, leading schools and public parks all close by.

A healthy rental and resale market for refurbished homes makes this the perfect project for the canny investor or home buyer alike - Cash Offers Only.

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	35	46
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 108 Joanmount Park

, Belfast, BT14 6PG



- Period Red Brick Semi Detached Villa
- Galley Kitchen
- Private Gardens
- Requires Complete Refurbishment Works
- White Bathroom Suite
- Popular Residential Location
- 2 Bedrooms 2 Reception Rooms
- Single Glazed Windows
- Cash Offers Only

## Entrance Hall

Original Entrance Door.

## Lounge

13'7" x 9'8" (4.15 x 2.97)

Tiled fire place under stair storage, hot press.

## Kitchen

7'8" x 5'5" (2.36 x 1.66)

Belfast sink, range of presses, cooker space.

## Dining Room

8'5" x 7'10" (2.58 x 2.40)

## First Floor

## Bedroom

13'7" x 9'3" (4.15 x 2.83)

Cast iron fireplace

## Bathroom

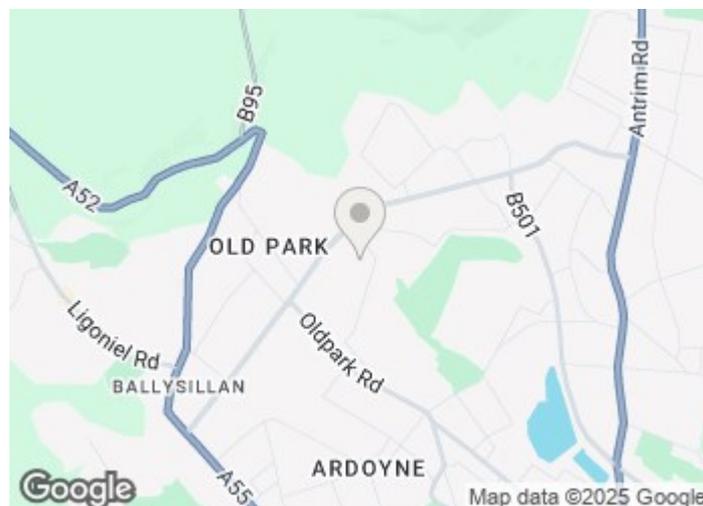
White suite comprising panelled bath, wc, wash hand basin.

## Bedroom

9'2" x 7'11" (2.80 x 2.43)

## Outside

Gardens front and south facing rear in lawn, shrubs and mature hedging.

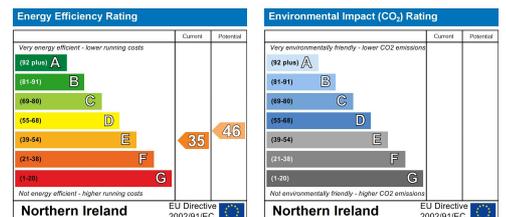


## Directions



# Floor Plan

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