



ULSTER PROPERTY SALES

# UPS

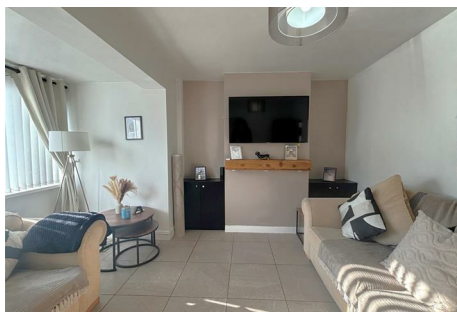
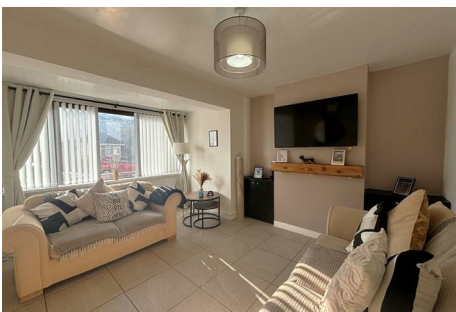
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 108 Joanmount Gardens , Belfast, BT14 6NY

**Offers Around £115,000**

Exceptional Extended Semi Detached Villa With Stunning Landscaped Gardens.

A fabulous opportunity to purchase an extended semi-detached villa holding a prime position within this highly regarded and sought after location. The spacious extended interior comprises 2 bedrooms, spacious lounge into bay, luxury high gloss fitted kitchen incorporating built-in under oven and ceramic hob with dining area, superb roofspace storage and deluxe fully tiled bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, pvc fascia and eaves, new rainwater goods and has been presented to the highest standards throughout. Stunning south facing gardens with patio and feature raised decking adds the finishing touches to a home which will have immediate appeal to all who view - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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>	48	63
EU Directive 2002/91/EC		

# 108 Joanmount Gardens

, Belfast, BT14 6NY



- Exceptional Extended Semi Detached Villa
- Deluxe Fully Tiled Bathroom Suite
- Oil Fired Central Heating
- Highest Presentation
- 2 Bedrooms, Lounge Into Bay
- Upvc Double Glazed Windows
- Superb Roofspace Storage
- Luxury High Gloss Kitchen
- Pvc Fascia And Eaves
- Stunning Hard Landscaped Gardens

## Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

## Lounge into Bay

13'5" x 13'2" at widest (4.11 x 4.03 at widest)

Ceramic tiled floor, double panelled radiator.

## Kitchen

13'3" x 7'8" (4.04 x 2.36)

Bowl and a half stainless steel sink unit, extensive range of high gloss high and low level units, formica worktop, built-in under oven and ceramic hob, glass splash back, stainless steel canopy extractor

fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor, Upvc double glazed rear door.

## First Floor

Landing, double panelled radiator.

## Bedroom

13'6" x 9'2" (4.13 x 2.80)

Wood panelled walls, wood laminate floor, panelled radiator.

## Bedroom

10'7" x 7'3" (3.24 x 2.21)

Wood laminate floor, double panelled radiator, Slingsby ladder to roofspace storage.

## Roof Space

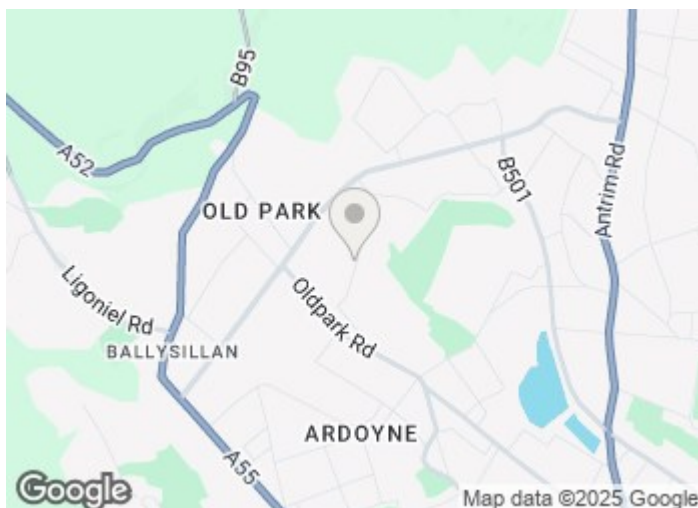
Plastered, floored, glass safety panel, gable window.

## Bathroom

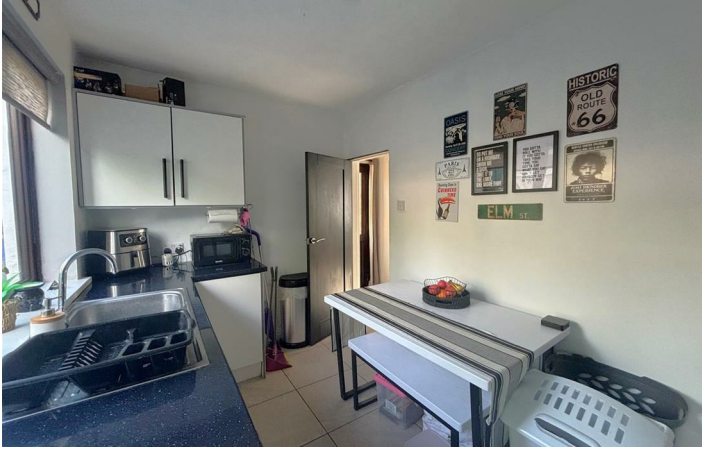
Fully tiled deluxe white suite comprising panelled bath, thermostatically controlled drench style shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator.

## Outside

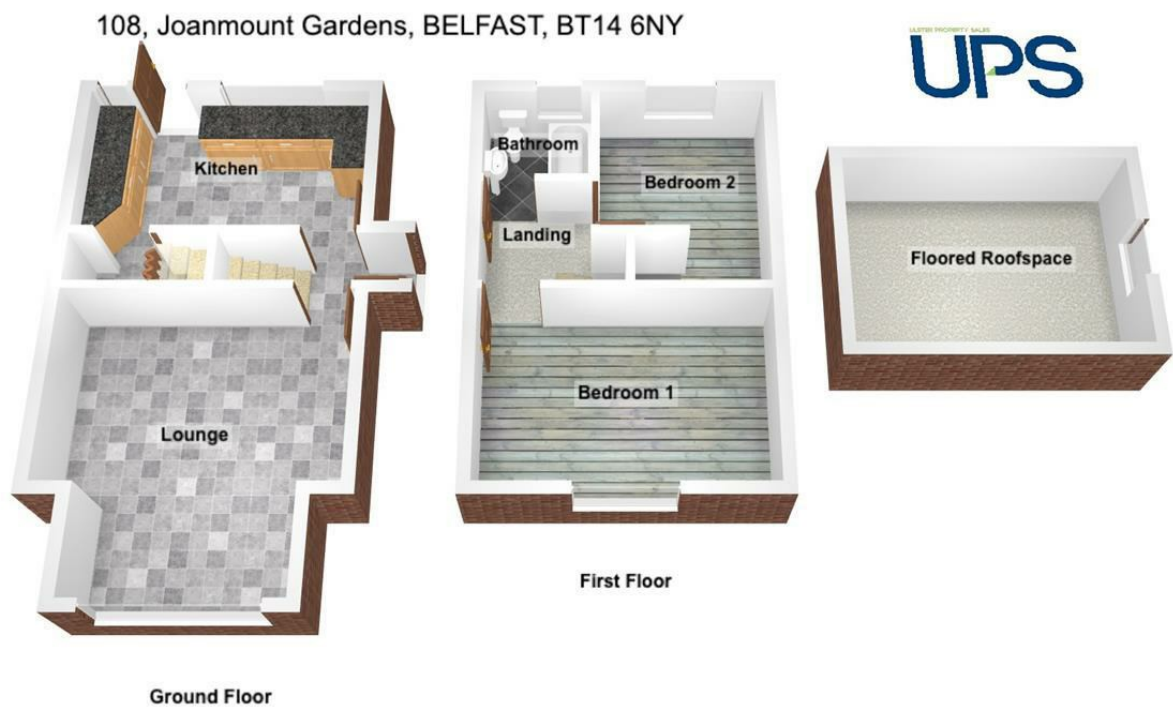
Driveway parking via access gates. Hard landscaped gardens to front in patio. Hard landscaped rear in patio, feature raised timber decking, panel fencing, outside light and tap.



## Directions

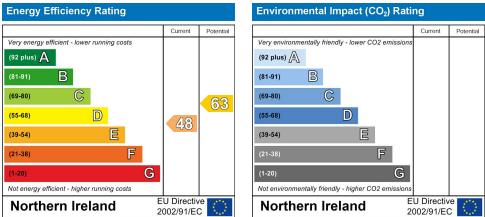


Floor Plan



Total Area: 49.5 m² ... 532 ft² (excluding floored roofspace)  
All measurements are approximate and for display purposes only

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