



ULSTER PROPERTY SALES

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NETWORK STRENGTH - LOCAL KNOWLEDGE



90 Joanmount Gardens , Belfast, BT14 6NY

Offers Around £97,000

Extended Semi Detached Villa Holding a Prime Site Within This Most Popular Location.

Holding a prime position within this highly regarded location, much admired by the investor and first time buyer alike. The interior comprises 2 bedrooms, lounge into bay, fitted kitchen incorporating built-in oven and hob and modern white bathroom suite. The dwelling further offers upvc double glazed windows, oil fired central heating and replacement rainwater goods. Convenient to the Oldpark and Ballysillan Roads with Belfast a short distance away immediate internal inspection is highly recommended.

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

Current rating: 51, Potential rating: 68

90 Joanmount Gardens

, Belfast, BT14 6NY



- Extended Period Semi Detached Villa
- 2 Bedrooms
- 2 Reception Rooms
- Extended Fitted Kitchen
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Most Convenient Location

Entrance Hall

Lounge Into Bay

14'1" x 13'5" (4.30 x 4.11)

Fireplace with tiled inset, electric fire, double panelled radiator x2

Dining Area

13'4" x 7'4" (4.07 x 2.24)

Under stairs storage, hot-press, double panelled radiator.

Kitchen

13'1" x 9'3" (3.99 x 2.83)

Single drainer stainless steel sink unit, range of high and low

level unit, formica worktops, build-in double oven, ceramic hob, extractor fan, fridge/freezer space, plumbed for washing machine, tumble dryer space, wood laminate floor, panelled radiator, uPvc door to rear.

First Floor

Landing, panelled radiator, access to roofspace.

Bedroom

9'4" x 13'6" (2.85 x 4.12)

Double panelled radiator.

Bedroom

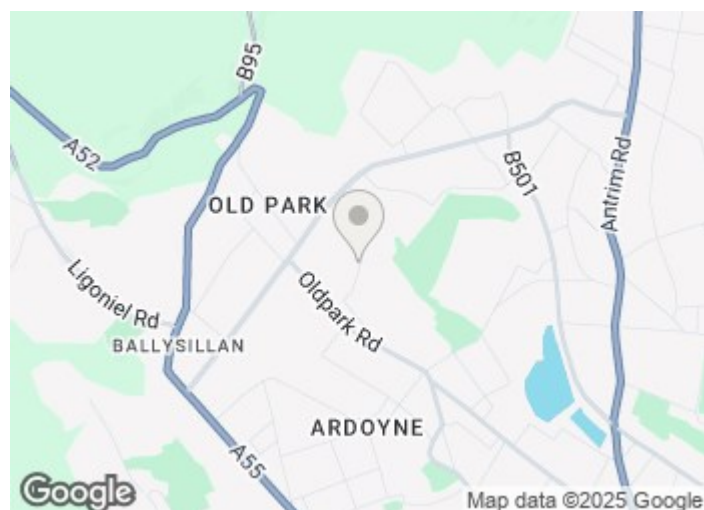
11'2" x 7'10" (at widest) (3.42 x 2.40 (at widest))

Panelled radiator.

Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand set shower, pedestal wash hand basin, low flush wc, chrome radiator, fully tiled walls, pvc ceiling.

Outside

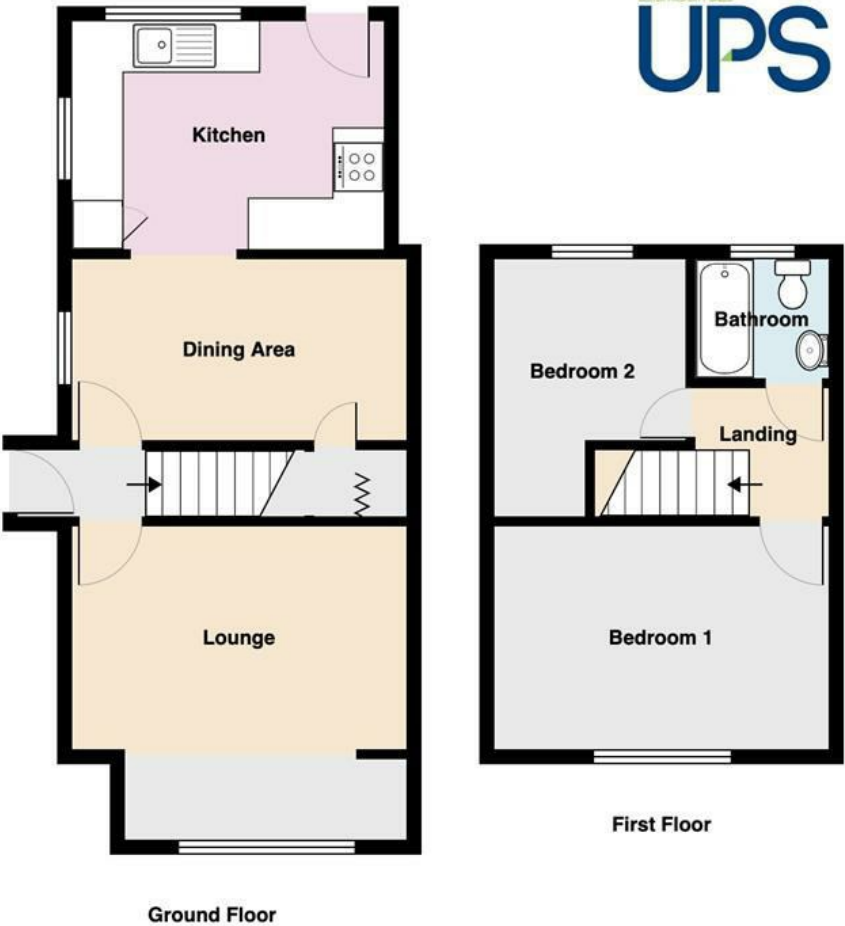


Directions



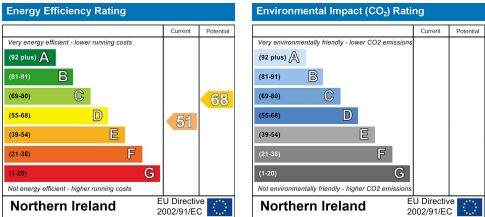
Floor Plan

90, Joanmount Gardens, BELFAST, BT14 6NY



Total Area: 61.4 m² ... 661 ft²
All measurements are approximate and for display purposes only

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.



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