



ULSTER PROPERTY SALES

# UPS

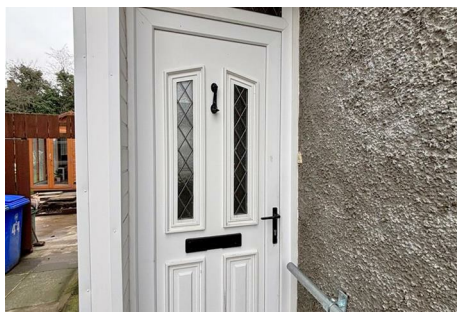
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 46 Joanmount Park , Belfast, BT14 6PF

### Offers In The Region Of £109,950

Extended Semi Detached Villa Set Within This Most Popular Residential Development.

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, fitted kitchen incorporating built-in under oven and ceramic hob with dining area, superb roof space storage and fully tiled bathroom in white suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, pvc fascia and eaves, new rainwater goods and has been maintained to a good standard throughout. South facing gardens with patio 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		
Northern Ireland		
EU Directive 2002/91/EC		



# 46 Joanmount Park

, Belfast, BT14 6PF



- Extended Semi Detached Villa
- Gas Central Heating
- Fitted Kitchen With Dining
- Low Outgoings
- 2 Bedrooms Lounge into Bay
- Pvc Facia And Eaves
- White Bathroom Suite
- Upvc Double Glazed Windows
- New Rain Water Goods
- South Facing Rear Garden

## Entrance Porch

Upvc double glazed entrance door, panelled radiator, wood laminate floor

## Entrance Hall

Open plan.

## Extended Lounge into Bay

13'5" x 12'9" (4.11 x 3.90)

Attractive hardwood fireplace, granite inset, wood laminate floor, panelled radiator.

## Kitchen

13'3" x 7'9" (4.05 x 2.37)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops,

built-in under oven and ceramic hob, stainless steel canopy extractor fan, under fridge space, plumbed for washing machine, partly tiled walls, wall mounted gas boiler, under stairs storage:

Dining Area: panelled radiator, upvc double glazed rear door,

## First Floor

Landing, slingsby type ladder to floored and sheeted roofspace.

## Bathroom

White suite comprising panelled bath, shower screen, electric shower, pedestal wash hand basin,

low flush wc, fully tiled walls, ceramic tiled floor.

## Bedroom

10'10" x 7'1" (3.32 x 2.17)

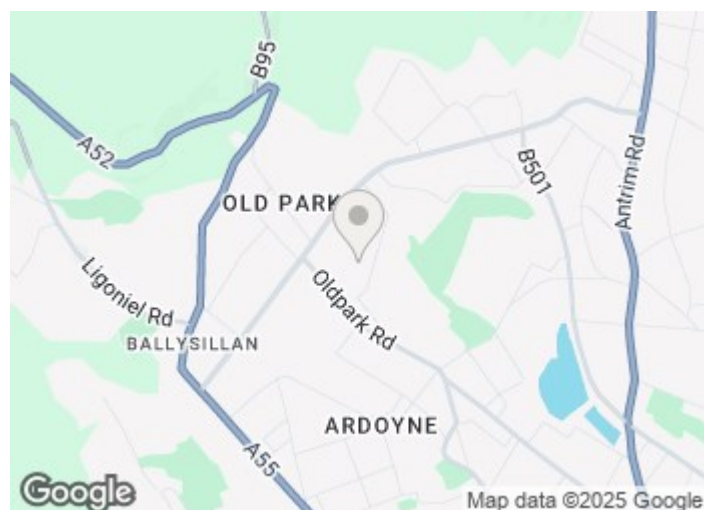
Panelled radiator, built-in robe with cupboards above.

## Bedroom

13'8" x 9'4" (4.17 x 2.86)

## Outside

Gardens front and south facing rear in lawn, patio areas, garden shed.



## 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.

