

## 47 Marmount Gardens , Belfast, BT14 6NU

**Offers Over £185,000**

Beautifully Presented Period Semi Detached Residence Set Within A Highly Admired Cul De Sac Location.

An extensively modernised and beautifully presented period semi detached villa holding a prime position within this highly admired residential location. The spacious richly appointed accommodation comprises 3 well proportioned bedrooms, through lounge into bay, contemporary fitted kitchen and modern bathroom suite. The dwelling further offers upvc double glazed windows, doors, fascia, eaves and replacement rainwater goods, gas central heating and has benefited from a programme of modernisation works to include roofing improvements in past years. A private landscaped rear garden with feature raised decking, patio and mature lawn offer an ideal space for the family to enjoy combines with detached garage and the perfect location with leading schools, public transport and excellent shopping all within walking distance makes this a home not to be missed - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 47 Marmount Gardens

, Belfast, BT14 6NU



- Beautifully Presented Period Semi Detached Villa
- Classic Bathroom Suite
- Gas Central Heating
- 3 Bedrooms Through Lounge into bay
- Upvc Double Glazed Windows
- Detached Garage
- Modern Fitted Kitchen
- Pvc Fascia And Eaves
- Sought After Cul De Sac Location

## Entrance Hall

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

## Through Lounge

22'0" x 10'6" (6.73 x 3.21)

Attractive, fireplace, double panelled radiator.

## Dining Area

Double panelled radiator.

## Kitchen

19'0" x 5'5" (5.81 x 1.67)

Stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing cooker, integrated extractor fan,

fridge freezer space, tall larder, plumbed for a washing machine, partly tiled walls, ceramic tiled floor, double panelled radiator, pvc ceiling, recessed lighting. upvc double glazed rear door.

## First Floor

Landing, access to roofspace.

## Bedroom

8'5" x 10'11" (2.57 x 3.33)

Built in storage, panelled radiator.

## Bedroom

11'1" x 10'2" (3.40 x 3.11)

Panelled radiator.

## Bedroom

6'10" x 6'7" (2.09 x 2.03)

Panelled radiator.

## Bathroom

Modern bathroom suite comprising panelled bath, thermostatically controlled drench shower unit, vanity unit, low flush wc, part tiled walls, wood laminate floor, panelled radiator.

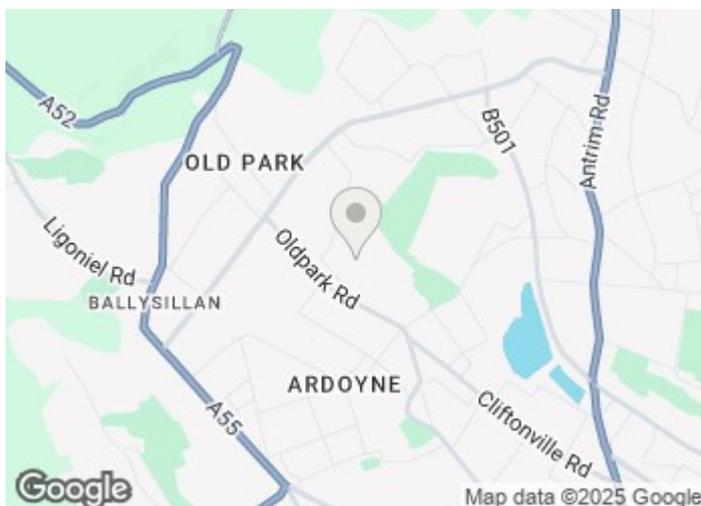
## Detached Garage

21'0" x 9'6" (6.42 x 2.91)

Stable style doors.

## Outside

Hard landscaped gardens front and rear with raised decking, patio, mature lawn, ample driveway in stones parking, outside light and tap.

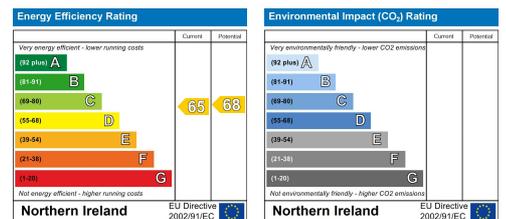


## Directions



# Floor Plan

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