



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 12 Joanmount Park , Belfast, BT14 6PE

**Offers Over £189,950**

Immaculately Presented Semi Detached Family Home With Superb South Facing Hard Landscaped Gardens and Garden Room.

Holding a prime position moments from the bustling Oldpark Road this immaculately presented semi detached villa will have immediate appeal. The richly appointed interior comprises 3 well proportioned bedrooms, 2 reception rooms, living room with pvc double doors to rear, luxury fitted kitchen and deluxe white bathroom suite. The dwelling further offers gas central heating heating, uPvc double glazed windows, pvc fascia, eaves, replacement rainwater goods, extensive use of quality wood laminate and ceramic floor coverings and has been maintained and improved over past years to the high standard presented today. Ample off street car parking and superb hard landscaped gardens with patio and raised decked area combines with the excellent outside storage and garden room and the most convenient location to make this the perfect family home - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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

# 12 Joanmount Park

, Belfast, BT14 6PE



- Immaculately Presented Semi Detached Family Home
- Deluxe Bathroom Suite
- Off Street Car Parking
- Most Popular Location
- 3 Bedrooms, 2 Reception Rooms
- Gas Central Heating
- Superb South Facing Gardens
- Luxury Fitted Kitchen
- Upvc Double Glazed Windows
- Detached Timber Garage Garden Room

## Entrance Hall

Pvc double glazed entrance door, wood laminate floor, understairs storage, panelled radiator.

## Lounge

13'1" x 10'11" into bay (3.99 x 3.33 into bay) Wood laminate floor, feature fireplace with granite hearth, double panelled radiator.

## Living Room

15'10" x 10'10" at widest (4.83 x 3.32 at widest) Feature fireplace, wood laminate floor, pvc double doors, double panelled radiator.

## Kitchen

15'1" x 8'5" (4.60 x 2.57) Single drainer stainless steel sink unit, extensive range of high and low level

units, formica worktops, tall larder, built in 4 ring gas hob, steel under oven, steel splash back, stainless steel canopy extractor fan, plumbed for washing machine, american style fridge/freezer space, concealed gas boiler, ceramic tiled floor, partially tiled walls, pvc ceiling, pvc door to rear, double panelled radiator.

## First Floor

Landing, feature pvc double glazed leaded window, access to roofspace.

## Bedroom

10'2" x 10'0" (3.12 x 3.07) Wood laminate floor, twin built in robes, panelled radiator.

## Bedroom

6'11" x 7'6" (2.13 x 2.31) Panelled radiator, wood laminate floor.

## Bedroom

10'11" x 10'2" (3.33 x 3.10) Wood laminate floor, built in robe, recessed lighting, panelled radiator.

## Bathroom

Fully tiled deluxe white suite comprising shower cubicle, thermostatically controlled drench style shower, telephone handset shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, feature radiator.

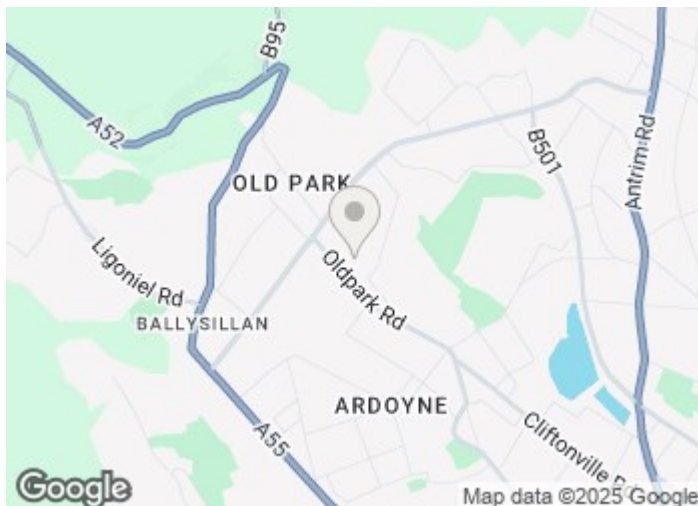
## Detached Timber Garage

24'6" x 9'11" (7.48 x 3.03) Stable style doors.

## Outside

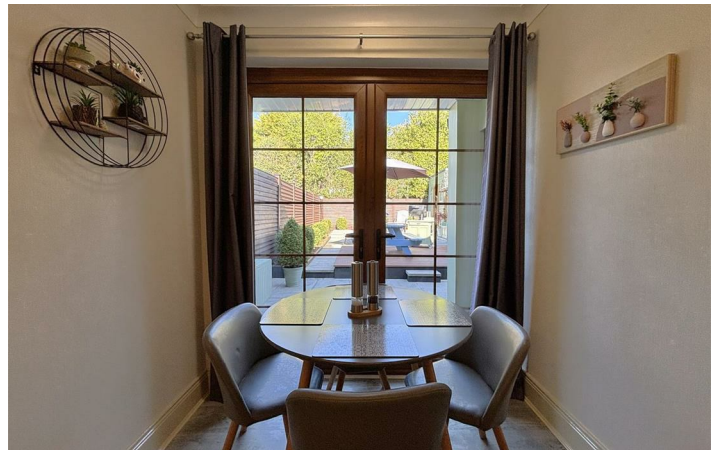
Front garden in mature lawn and hedging, ornate railings, ample off street car parking. Southerly rear in patio, raised timber decking,

Garden room.



## 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.

